

OLD OAKS FARM

NEWTON • LEOMINSTER • HR6 0PF

R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

OLD OAKS FARM

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HEREFORDSHIRE

Hereford 10 miles. Leominster 4 miles.

AN ATTRACTIVE MIXED FARM
IN AN UNSPOILT RURAL LOCATION

5 Bedroom Period Farmhouse
An Extensive Range of Farm Buildings

209 ACRES
Arable and Pasture Land in a Ring Fence

FOR SALE BY PRIVATE TREATY



GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

PROPERTY SUMMARY

- Attractive Arable and Livestock Farm
- Glorious unspoilt Rural Location
- 5 Bedroom Period Farmhouse
- Extensive Range of Modern and Traditional Buildings
- 209.22 Acres Arable and Pasture land in a ring fence.

SITUATION

Old Oaks Farm occupies a peaceful rural location in the parish of Newton in North Herefordshire. It is situated about 4 miles south of the market town of Leominster which provides a good selection of shopping, recreational and educational amenities. More extensive facilities are available in the Cathedral City of Hereford (10 miles).

POST CODE

HR6 0PF.

TENURE

The property is freehold and offered with vacant possession upon completion.

SERVICES

Mains Electricity and Private Water Supply.

Private **Drainage** system.

Oil Fired **Central Heating** System.

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Tel: 01432 260000.

COUNCIL TAX

Band E.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale.





RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis statement shall not annul the sale or entitle any party to compensation whatsoever.

VENDORS SOLICITORS

HCR Law, Overross House, Ross Park, Ross-on-Wye, HR9 7US.
Tel: 01989 562377

VIEWING

Viewing is by appointment with the agents – RG and RB Williams.
Tel: 01989 567233. Email: info@rgandrwilliams.co.uk

PARTICULARS OF SALE

THE FARMHOUSE

The period farmhouse is approached over a private entrance drive at the end of a council no through road. It occupies an elevated situated commanding attractive views over the surrounding countryside.

The residence is substantially constructed of rendered stone elevations under a slated roof. The property is generally in need of modernisation.

The farmhouse contains spacious accommodation including 5 bedrooms on the first floor.

The gross internal area of the farmhouse is 3,560 sq ft (331 sq metres).

GARDENS

The property is contained within attractive gardens including lawns and a vegetable plot.

THE FARMBUILDINGS

The farmbuildings are of modern and traditional construction and conveniently situated to the farmhouse.

The traditional buildings are situated adjacent to the residence and are principally of brick construction. They afford scope for alternative uses (subject to planning).

The modern buildings comprise an extensive Range of steel framed structures which are used for livestock, fodder and machinery accommodation.

The buildings are considered to be more than adequate for a farm of this size.

THE LAND

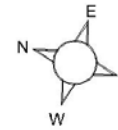
The land is contained within a ring fence surrounding the homestead. It is divided into well shaped enclosures which have good access. The land is mainly level and gently undulating and lies about 600 ft above sea level.

The soil is a productive medium loam which is used for arable and livestock production.

The property extends in all to some 209.22 Acres.



Old Oaks, Newton, Leominster
 Approximate Gross Internal Area
 3560 Sq Ft/331 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.