



Hall Place Farm, Stoke Lacy, Bromyard, HR7 4QZ



**Hall Place Farm
Stoke Lacy
Bromyard
Herefordshire
HR7 4QZ**

Summary of features

- Available as a Whole or in 3 Lots:
- Lot 1: Grade II Listed four bedroomed farmhouse, range of traditional farm buildings and 6.11 acres of grassland and woodland.
- Lot 2: Large hardcore yard area with about 11.6 acres of arable land
- Lot 3: About 7.61 acres of Grassland
- For Sale by Informal Tender
- Tender Deadline: Thursday 7th September 2023 by 12 noon

Tender Guide Prices:

Lot 1: £550,000-£600,000

Lot 2: £150,000

Lot 3: £100,000

Bromyard 3 miles | Hereford 10 Miles

Ledbury 12 Miles

Situation:

Hall Place is located outside the poplar rural village of Stoke Lacy. Stoke Lacy has a range of amenities including the pub called The Plough, the Village Hall, and the Wye Valley Brewery. Further amenities can be found in the nearby Cathedral City of Hereford.

The property is accessed via a Council maintained road and each Lot benefits from its own separate roadside access.

Description:

An exciting and rare opportunity to purchase an attractive smallholding dating back as far as the 16th Century.

Hall Place comprises a detached Grade II Listed four bedroomed Farmhouse with traditional Grade II Listed farm buildings, large hardcore yard, and land extending to approximately 27.45 acres in total. The property is available as a whole or in three separate Lots.



Photo taken June 2022



Lot 1: Farmhouse, buildings and 6.11 acres

Hall Place is an attractive characterful Grade II Listed detached farmhouse dating back to the 16th Century. As one would expect for a traditional farmhouse, the residence features spacious rooms throughout and a plethora of character features including exposed wall and ceiling timbers, traditional fireplace and timber windows. The farmhouse is dated and in need of full renovation.

Attached to the farmhouse is a Cider Mill and Grade II Listed stone two-storey barn, which could both provide further accommodation - subject to necessary planning permission.

The accommodation comprises:

Ground Floor

Kitchen (5.4m x 4.96m) with wall and base units. Door to Cider Room, Stairs to Bathroom and bedroom 4 and through to Living Room

Cider Room (7.61m x 5.18m)

Unconverted adjoining former Cider Room with Cider Press and exposed beams

Living Room (5.2m x 5.11m) with a wealth of exposed timbers beams and traditional fireplace

Fron Room (4.01m x 5.19m)

With beamed ceiling and French door to garden

Lounge (3.17m x 3.10m)

With door to Bathroom

Bathroom (1.93m x 2.97m)

with walk in shower, toilet and wash hand basin

First Floor (in two sides)

Bedroom 1 (3.27m x 5.51m)

With exposed timbers, closed off door to other side of house

Bedroom 2 (5.22m x 4.35m) With exposed timbers

Bedroom 3 (3.24m x 5.26m) With exposed timbers

Separate staircase to

Bedroom 4 (3.83m x 5.95m)

With exposed beams and blocked up door leading to Bedroom 1

Bathroom

With wash hand basin, WC and bath with shower over. Emersion tank in cupboard

Attic

Outside:

The property benefits from a lawned garden and parking area to the front. To the rear is a decking area with additional parking and a range of traditional farm buildings. The hardcore track leads through a wooded area and stream to the grass area and further woodland.

Farm Buildings:

The farm buildings comprise a range of traditional buildings as follows:

Barn adjoining Hall Place (12.9m x 7.6m).

The Barn is Grade 2 Listed (List entry number 1276124). The Barn is 17th Century of stone, rubble and brick, mostly weatherboarded with corrugated roof and gable ends.

Barn northwest of Hall Place (13m x 6.6m).

The Barn is Grade 2 Listed (List entry number 1234411). The Barn is circa 17th Century of stone, rubble and brick construction which has been mostly weatherboarded and has a corrugated roof. There is a small lean-to attached to the building.

Barn north of Hall Place (11.4m x 6.2m).

A modern part stone part weatherboard with hipped roof.

Land:

Lot 1 extends in total to about 6.71 acres including the farmhouse, buildings and garden. The property benefits from a large grassed area to the north leading around and down through a stream to a grass field and woodland below. The woodland, grass and track extending in total to around 6.11 acres.

The land benefits from a natural water supply from the brook.

Services:

We are informed that the property is connected to mains water and electricity, with private septic tank drainage and oil-fired central heating.

Council Tax Band:

Herefordshire Council Band "G"

English Heritage Official List Entries:

HALL PLACE

Grade II Listed. 16th Century. T-shaped plan with cross-wing at west end. Timber frame exposed, partly rendered, painted brick nogging. Two storeys. Four windows, casements. Slate roof. List Entry Number: 1234679

BARN ADJOINING HALL PLACE

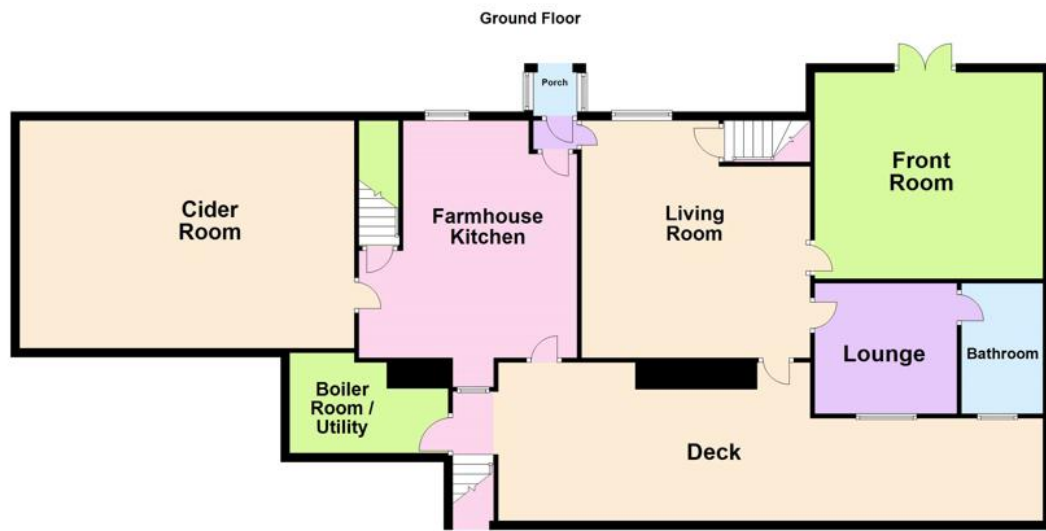
Grade II Listed. 17th to 18th Century. Stone rubble barn. List Entry Number: 1276124

BARN NORTH WEST OF HALL PLACE

Grade II Listed. 17th Century barn. List Entry Number: 1234411

WALL SOUTH EAST OF HALL PLACE

Grade II Listed. 18th Century. Stone rubble wall with stone coping. List Entry Number: 1276017



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



Lot 2: Yard and Land

The property extends in total to 13.14 acres of which 1.54 acres is yard area and approximately 11.6 acres is arable land. The land benefits from a separate gated entrance of the road

The property is currently used for agriculture but could suit other uses such as equestrian, storage and yard subject to planning.

The yard area is flat and arable land is mostly undulating. The land is shown as being Grade 2 and Grade 3 on the former Ministry of Agriculture Fisheries and Food (MAFF) land classification in England and Wales.

Soilscapes describes the land as slightly acidic, loamy and clayey soils with moderate to high fertility suitable for Autumn sown crops and grassland.

The land has been well farmed and is in arable rotation with the recent cropping having been Spring Barley (2022/23), Winter Barley (2021/22), Winter Beans (2020/21) and Winter Wheat (2019/20).

The land is located within a Nitrate Vulnerable Zone.



Lot 3: 7.61 acres of Land

The grass land extends to 7.61 acres (3.08 hectares). The land is mostly undulating and is shown as being primarily Grade 3 land with some Grade 2 to the north on the former Ministry of Agriculture Fisheries and Food (MAFF) land classification in England and Wales.

The land has been used for agriculture but could suit other uses such as equestrian or recreational, subject to planning.

The land is on the edge of Stoke Cross Village and may have future residential development potential.

Soilscapes describes the land as slightly acidic, loamy and clayey soils with moderate to high fertility suitable for Autumn sown crops and grassland.

The land is located within a Nitrate Vulnerable Zone



Boundaries:

The purchaser of Lot 1 will be required to erect a stock proof fence between points A-B and C-D within three months of completion.

Sporting, Timber & Mineral Rights:

All standing timber or any other sporting rights, if relevant, are included in the sale. The fishing rights are not owned.

Overage

Lot 2 and 3 are sold subject to an overage on future residential development. The overage will be effective for 30 years from the date of completion. The amount payable will be 30% of the net increase in value.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Planning:

No planning enquiries have been made. There is no history of planning applications or preapplication advice in respect of the site. All purchasers/developers should make their own judgements, assessments, and enquiries.

Tenure:

Freehold with vacant possession upon completion.



Mode of Sale:

The property is for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "**Tender for Hall Place, Stoke Lacy**" addressed to: **Katie Bufton**, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by **12 noon on Thursday 7th September 2023**.

Money Laundering:

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

What3Words:

///overruns.buildings.talker

Viewing:

Lot 1 viewings are strictly by appointment. Viewing days have been tentatively arranged for:

- Thursday 10th August 2023 – 12-2pm
- Tuesday 15th August 2023 – 2pm-4pm
- Thursday 17th August 2023 – 12 – 2pm
- Wednesday 23rd August 2023 – 2pm-4pm

Viewing appointments must be booked in advance, please contact Katie Bufton (07741 664053 / k.bufton@sunderlands.co.uk) to arrange.

Lot 2 viewings may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Directions:

From Hereford, take the A465 towards Stoke Lacy, at the Burley Gate roundabout take the second exist to remain on the A465, after about 8.2 miles a short distance after The Plough take the left hand turning signposted Stoke Lacy, after about 0.2 miles you will see the Sunderlands For Sale Board situated on your left hand side by the entrance to the property.



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