



Chapel Farm, Clyro, Powys, HR3 6HA



Sunderlands
Residential Rural Commercial



**Chapel Farm
Clyro
Powys
HR3 6HA**

Summary of features:

- Available as a Whole or in 3 Lots
- Lot 1: Range of modern farm buildings and quality agricultural land extending to approximately 117.54 acres
- Lot 2: Four bedroomed farmhouse and range of traditional outbuildings set in approximately 1.35 acres
- Lot 3: About 8.41 acres of grassland
- For Sale by Informal Tender
- Tender Deadline: 12 Noon on Monday 30th October 2023

Tender Guide Prices:

Lot 1: £1,250,000 - £1,350,000

Lot 2: £750,000 - £800,000

Lot 3: £80,000 - £90,000

Hay-on-Wye 6 miles | Hereford 20 Miles

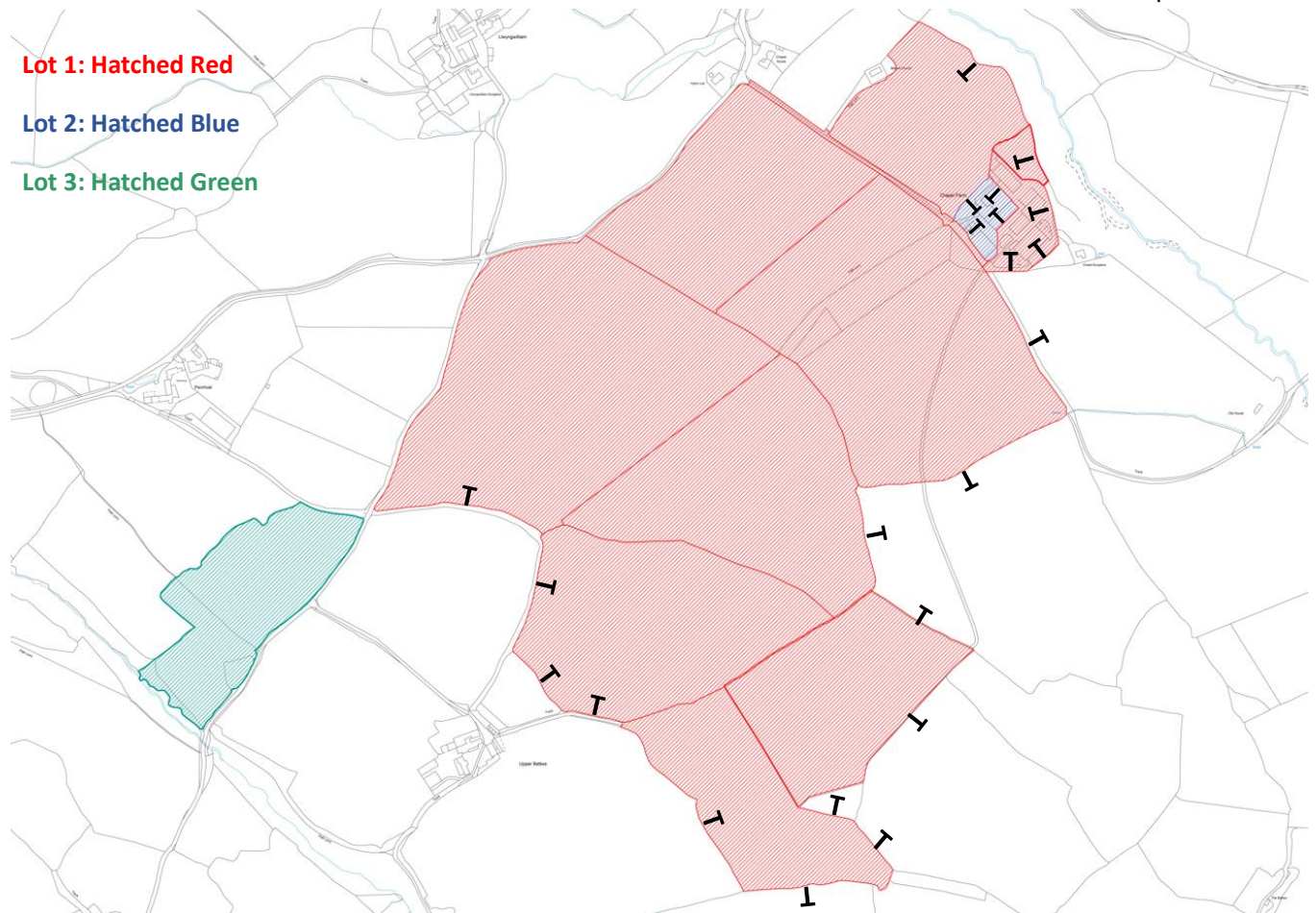
Whitney-on-Wye 4 Miles

Situation:

Chapel Farm is situated in the popular rural village of Clyro a short distance from the renowned market town of Hay-on-Wye which is popular for its annual literary festival. The town offers an excellent range of services, attractions and facilities including boutique shops, restaurants, cafes, a supermarket, a medical practice, dental surgeries, primary school, cinema, and several public houses. Chapel Farm enjoys an elevated position with phenomenal far-reaching views from the riverside meadows of the Golden Valley to the Black Mountains and Brecon Beacons.

Description:

Chapel Farm comprises a uniquely located recently refurbished four bedroomed substantial stone-built farmhouse, with traditional stone outbuildings, large garden, and courtyard. The wider farm comprises a range of modern farm buildings and productive farmland extending in total to 117.54 acres. The land appears in good heart and has recently been used predominantly for the grazing of livestock with part of the land in arable cropping. The farm also comprises an off lying pasture field of 8.41 acres. The property is available as a whole or in three separate Lots.





Lot 1: Farm Buildings and Land

Lot 1 extends in total to 117.54 acres comprising productive pasture and arable land in good sized enclosures with a range of farm buildings. Lot 1 is accessed from the shared farm drive or the roadside field entrances.

Farm Buildings:

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

Building 1 (Approx. 6016.59 ft²)

Eight bay General purpose building, steel portal frame, earth floor, tin clad retaining walls, corrugated roof, Yorkshire Boarding, galvanised gates to front, overhang with concrete floor feed passage.

Building 2 (Approx. 5445.45 ft²)

Tarmac and concrete floor, general purpose building, four bays, steel portal frame, sleeper and concrete retaining walls, corrugated roof, with lean-to. Attached to Building 3, lean-to has tin clad sides, concrete floor, Yorkshire Boarding, corrugated roof.

Silage Pit (Approx. 2641.24 ft²)

Concrete floor, two concrete panels, earth bund.

Building 3 (Approx. 3450.79 ft²)

Four bay open fronted general purpose building, earth floor, steel portal frame, pitched corrugated roof, blockwork retaining walls, Yorkshire Boarding, tin cladding.

Building 4 (Approx. 9167.61 ft²)

Five bay, concrete floor, steel portal frame, concrete and sleeper retaining, walls, two attached lean-tos, Yorkshire Boarding, corrugated roof. This building is subject to a Farm Business Tenancy until 31st December 2023.

Land:

The land comprised in Lot 1 extends in total to about 117.54 acres of which approximately 91.19 acres is pasture land and approximately 23.67 acres is arable land. The land is accessed from the farm drive or the roadside field entrances.

The land consists of conveniently sized enclosures for the ease of stock management and rotational grazing/cropping. The land is also capable of producing arable cropping and has formerly been in arable rotations. More recently two enclosures were put back into arable production and were planted in Spring Barley (2022/2023).

The land is bordered by mature hedgerows and stock fencing. There are water troughs on the land which are gravity fed from the header tank by a spring water supply which is backed up by the borehole. There are Public Footpaths crossing the land.

Basic Payment Scheme:

The land is registered with Rural Payments Wales and the Basic Payment Entitlements may be available through separate negotiation. The purchaser must indemnify the Vendor for any breaches of Cross Compliance or BPS Rules for the remainder of the Scheme year. In so far as we are aware the land is not subject to any environmental schemes.

Tenure:

Freehold subject to an existing Grazing Licence until 31st January 2024 and a Farm Business Tenancy on Building 4 until 31st December 2023.

Services:

We are informed that the property is connected to mains electricity, with private spring fed and borehole water supply shared with Lot 2 and Chapel Bungalow.





Lot 2: Farmhouse, Outbuildings and Yard

Chapel Farmhouse is a delightful country residence offering versatile and beautifully presented 4-bedroom accommodation. The property has been recently modernised and extensively renovated by the current owners. The property is found in an unspoiled location situated in a yard area of about 1.35 acres with delightful views over the Black Mountains and Brecon Beacons.

The farmhouse comes with two stone outbuildings, which could both provide further accommodation - subject to necessary planning permission and conversion.

The accommodation comprises:

Accommodation

Ground Floor

Entrance Hall

With laminate flooring, glazed front door.

Living Room

Stone hearth, built-in pine cupboards, dual aspect windows, laminate flooring.

Snug

Dual aspect, laminate flooring.

Cellar

Stone steps leading down from Entrance Hall.

Dining Room

Dual aspect, laminate flooring.

Utility/Scullery

Rear back door, boiler room, WC with hand wash basin, single storey, exposed beams, loft hatch, base and eye level units, inset sink and drainage board, tile surround, laminate flooring.

Kitchen

Dual aspect, Belfast sink, range cooker with built in cooker hood, base and eye level units, tile surround, laminate flooring.

Pantry

With laminate flooring.

First Floor

Timber staircase, landing.

Bedroom 1

Timber floor, large double, dual aspect, en-suite with large walk-in-shower, WC, hand wash basin, wall unit, heated towel rail.

Bedroom 2

Timber floor, small double.

Bedroom 3

Timber floorboards, large double, dual aspect.

Bedroom 4

Timber floorboards, built-in storage, small double, sloped ceiling.

Sewing Room

Timber floorboards, sloped ceiling.

Bathroom

Velux windows, built-in storage, slope ceiling, bath with shower over, WC, hand wash basin, wall unit, heated towel rail.

Outside:

The property benefits from a large garden and patio area to the front accessed by gentle steps.

To the rear is a courtyard garden which provides a private outdoor seating area.

In the wider yard area comprises a range of traditional outbuildings and provides additional

private parking space. The yard is split onto two levels.

The farmhouse benefits from shared access down the farm drive and parking to the side of the property.

Outbuildings:

The outbuildings comprise a range of traditional stone buildings as follows:

Single Storey Stone Barn

Stone walls, pitched slate roof on one elevation, tin on the other side, with a concrete floor and attached two bay pole barn lean-to with tin roof.

Two Storey Stone Barn

Stone building, with some blockwork and some brick, concrete floor, metal framed windows, pitched tin roof, two storeys.

Courtyard Stone Barn

Stone walls, pitched slate roof, concrete floor, open fronted.

Services:

We are informed that the property is connected to mains electricity, with private spring fed and borehole water supply shared with Lot 1 and Chapel Bungalow, private septic tank drainage and oil-fired central heating.

Council Tax Band:

Powys Council Tax Band "D"

EPC:

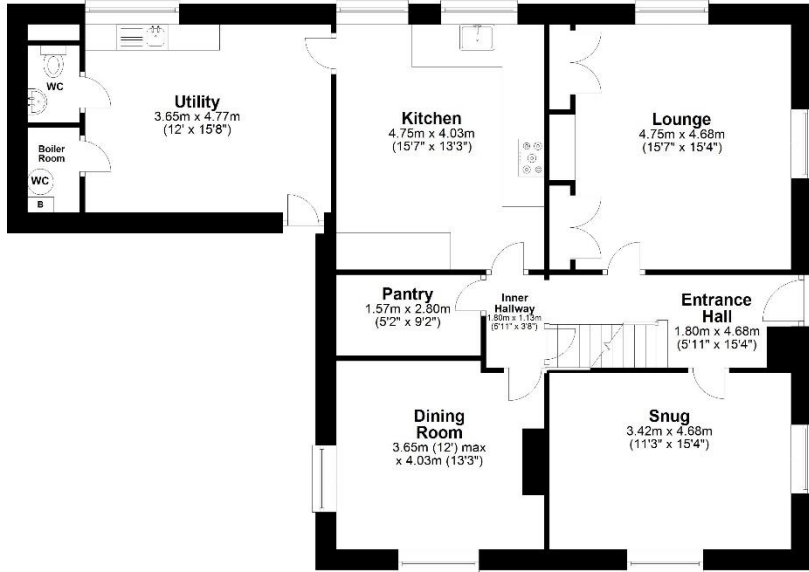
EPC Rating "C"

Tenure:

The Farmhouse is available freehold with vacant possession upon completion.

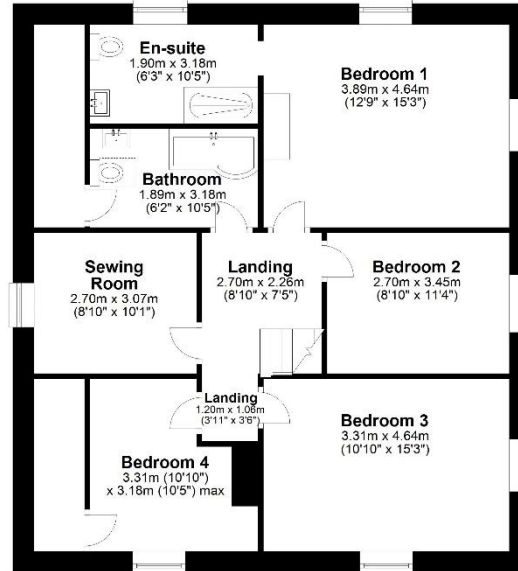


Ground Floor



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

First Floor



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



Lot 3: 8.41 acres of Land

The pastureland extends to 8.41 acres (3.40 hectares). The land is gently sloping and benefits from good roadside access. The land is bordered by mature hedgerows and stock fencing.

Services:

We understand that no mains services are connected.

Basic Payment Scheme:

The land is registered with Rural Payments Wales and the Basic Payment Entitlements may be available through separate negotiation. The purchaser must indemnify the Vendor for any breaches of Cross Compliance or BPS Rules for the remainder of the Scheme year. In so far as we are aware the land is not subject to any environmental schemes.

Tenure:

Freehold subject to an existing Grazing Licence until 31st January 2024.

Restrictive Covenant:

Lot 3 will to be sold subject to a restrictive covenant prohibiting its use for any purpose other than agricultural use only and expressly prohibiting the construction of any structures on the land.



Boundaries:

Purchasers are deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries of ownership of the land. The purchaser of each Lot will be required to erect a stock proof fence in accordance with the boundary responsibilities signified by the T marks on the enclosed plan within three months of completion.

Sporting, Timber & Mineral Rights:

All standing timber or any other sporting rights, if relevant, are included in the sale.

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. There are Public Rights of Way crossing the property.

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 should make their own judgements, assessments, and enquiries.

Tenure:

- Lot 1: Freehold subject to an existing Grazing Licence until 31st January 2024 and a Farm Business Tenancy on Building 4 until 31st December 2023.
- Lot 2: Freehold with vacant possession upon completion.
- Lot 3: Freehold subject to an existing Grazing Licence until 31st January 2024.

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 Chapel Farm, Clyro**" addressed to: **Graham Baker**, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by **12 Noon on Monday 30th October 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:

- Lot 1: ///sparkles.visit.tall
Lot 2: ///quits.assemble.park
Lot 3: ///steers.treatment.speared

Viewing:

Viewings of the farmhouse and outbuildings are strictly by appointment.

Viewing appointments must be booked in advance, please contact Sunderlands Hereford Office on 01432 356161 to arrange.

Viewing of the land and farm buildings 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 Hay-on-Wye proceed out of town on the B4351 headed towards Clyro. Upon entering Clyro turn right at the T junction onto the A438 signposted for Herford. Continue on this road for approximately 3.5 miles before taking the first left, signposted for Brilley, after passing by Rhydspence. Continue along this road for a further 0.9 miles before turning left at Crowthers Pool where after 0.3 miles the turning to Chapel Farm can be found on the left-hand side.

Agents:

Graham Baker (07831 119337)

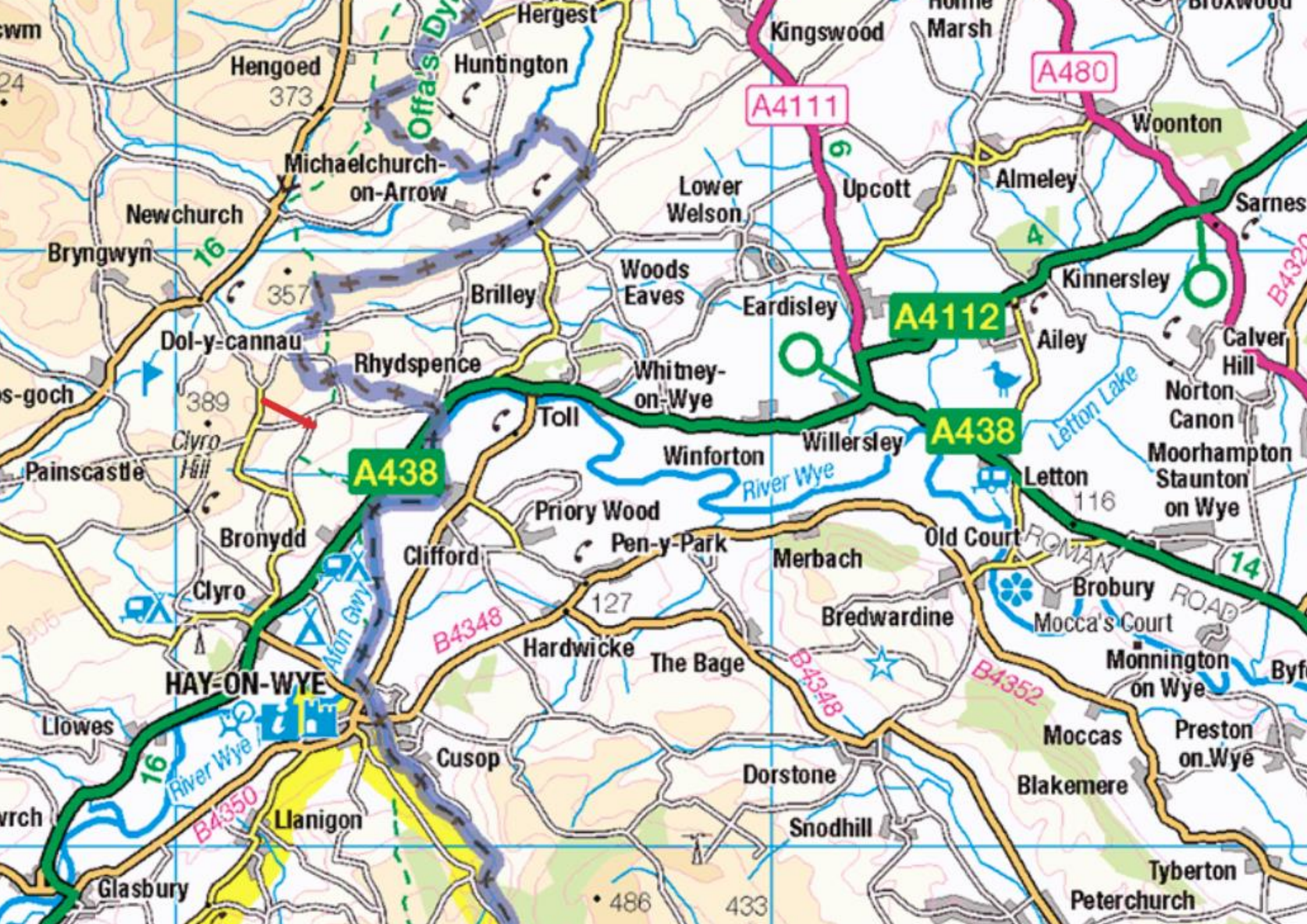
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.