



**Sunderlands**

Residential Rural Commercial

Lower Coldridge Farm, Ross-on-Wye, HR9 7LN





**Lower Coldridge Farm  
Aston Ingham  
Ross-on-Wye  
Herefordshire  
HR9 7LN**

Summary of features

- 3 Bedroomed Stone Farmhouse
- 1 bedroom partly converted annex
- Range of modern and traditional farm buildings
- Approximately 32.71 acres
- For Sale by Private Treaty

**Guide Price: £1,500,000**

Joint Agents

Sunderlands: Katie Bufton & Tara Boulton

Morris & Russell: Nigel Morris

**Introduction:**

A rare opportunity to acquire an attractive smallholding situated in the heart of Herefordshire countryside. The property is situated in a secluded but easily accessible location in the rural area of Aston Ingham, within 2 miles of the popular village of Lea.

The farm is just 6 miles from the market town of Ross-on-Wye. The City of Gloucester lies some 12 miles to the East, with Cheltenham 20 miles and Cirencester within 32 miles. The area is well served with Livestock Markets at Hereford and Ross on Wye



## Description:

Lower Coldridge comes to the market for the first time since being acquired by the Gurney Family in around 1936.

The property comprises a spacious 3 bedroomed farmhouse with attached partly converted 1-bedroom holiday let annex. The property includes a range of agricultural buildings and approximately 32 acres of predominantly Grade 3 arable and grass land.

## Farmhouse:

Lower Coldridge Farmhouse is a traditional 3 bedroomed stone farmhouse with south facing lawned garden and views over the surrounding area. The farmhouse features spacious rooms throughout and scope to extend the living accommodation into the partly converted holiday let annex, subject to planning permission.

The farmhouse has a number of attractive traditional features including exposed beams, exposed stone feature walls, open fire and ingle nook fireplace.

## Farmhouse Accommodation:

### Ground Floor

**Entrance Hall** vinyl floor, exposed beams, front and rear door.

**WC**, corner sink

**Kitchen (2.88m x 4.69m)** with kitchen wall and base units, tiled splashback, electric cooker, hob, overhead extraction hood, exposed beams, dual aspect windows, internal door to annex.

**Living Room (5.25m x 4.49m)** with attractive open fireplace with stone hearth and French doors to south facing garden

**Dining Room (4.27m x 3.78m)** with exposed beams and dual aspect windows.

**Staircase** leading to first floor with understairs built-in storage cupboard.

### First Floor

**Bedroom 1 (5.27m x 3.56m)**, large double with built-in wardrobe and dual aspect windows

**Bedroom 2 (4.28m x 3.77m)** large double with window

### Airing Cupboard

**Bedroom 3 (4.8m x 2.99m)**, double room with built-in storage

**Bathroom (3.11m x 1.56m)** pedestal hand wash basin, shower, bath and WC.

### Attic Space

## Annex Accommodation:

### Basement Floor

**Cellar (5.9m x 5.0m)** external entrance with steps leading to a glazed door and single window

### Ground Floor

**Kitchen/Living Room (5.9m x 5.0m)** open plan with Ingle nook fireplace, French doors to the south facing garden, internal door leading to the farmhouse Kitchen, ladder to first floor.

### First Floor

**Bedroom 1 (5.0m max x 4.14m)** large double and window

### Bathroom (3.25m x 2.8m max)

Please note that the Annex is not completed, and the staircases are yet to be built. We are therefore unable to safely carry out viewings of the first floor. Buyers will have access to the ground floor and cellar.



## Farm Buildings:

The farm buildings briefly comprise the following:

### **Granary Barn (approx. 15m x 6m)**

Substantial full height stone traditional barn with exposed wooden beams, pitched slate roof, double doors, attached to the Threshing Barn.

### **Threshing Barn (approx. 14m x 6m)**

Single storey stone barn with exposed wooden beams, pitched slate roof, attached to the Granary.

### **6-bay Cattle Shed (approx. 30m x 17m)**

Steel portal framed building with concrete floor, central feed passage and attached Lean-to.

### **6-bay Lean-to (approx. 30m x 8m)**

Steel Portal Framed Lean-to with earth floor and corrugated roof, attached to Cattle Shed.

### **4-bay Dutch Barn (approx. 18m x 7m)**

Steel framed, tin clad with tin roof and earth floor

### **3-bay Dutch Barn (approx. 14m x 4m)**

Steel framed open sided with tin roof and earth floor.

### **3-bay Dutch Barn (approx. 14m x 6m)**

Steel framed with tin roof and earth floor.

### **3-bay Lean-to (approx. 14m x 10m)**

Blockwork retaining walls, concrete floor, corrugated fibre cement roof.

### **General Purpose Building (approx. 14m x 8m)**

Steel portal framed fully enclosed building with metal doors, concrete floor and corrugated roof.

### **Stone Outbuilding (approx. 7m x 4m)**

Stone barn with tiled pitch roof and earth floor.

### **Timber Cattery Building**

Timber framed and timber clad former cattery providing 8 enclosures and central former office with sinks. These buildings were previously used as a commercial cattery by the Vendor.

Please note the roof of the Granary Barn has been damaged and is unsafe.





### Land:

The farm has been traditionally farmed by the Gurney family since 1936 and in more recent times has been let on a cropping licence on a traditional arable rotation. The land has historically grown potatoes and maize. The previous five years cropping is available upon request.

The land extends in total to approximately 32 acres or thereabouts of predominantly Grade III arable and pastureland.

The land which is gently undulating is in excellent heart and is in good-sized enclosures being a productive loam and includes a former orchard in front of the house.

### Services:

The property benefits from mains electricity, mains water, and private drainage system. There is also a spring water supply to the land.

### Tenure:

The farmhouse and buildings will be sold freehold with vacant possession.

The land is subject to a Cropping Licence until 30<sup>th</sup> September 2024. Vacant possession may be available earlier by separate negotiation.

### Sporting, Timber & Mineral Rights:

All standing timber, sporting and mineral rights, if owned, are included in the sale.

### Planning:

Planning was granted in 2002 for conversion of the adjoining former granary to holiday accommodation and alterations to existing farmhouse. (Planning Ref: SE2002/0335/F). The Annex has been partly converted with insulation and services work undertaken but not completed.



The traditional granary barn received Class Q Prior Approval in 2016 for a three bedroomed dwelling (ref P161087/PA4). This consent has since expired. There is also scope to convert some of the modern farm buildings into further residential dwellings, subject to planning.

Full planning history and further information is available via the Herefordshire Council Website.

No further planning enquiries have been made.

### Overage:

Provision will be made for Uplift Overage at 30% over a 30 year period from the date of completion. Any Overage payments will be triggered by the grant of a Planning Consent for any residential and recreation uses including camping/glamping/ holiday accommodation.

### Restrictive Covenant

All of the land is to be sold subject to a restrictive covenant preventing the use of the land for motorsports and solar panels/renewable energy.



### Boundaries:

The inward facing 'T' marks on the plan show the future ownership and responsibility for maintaining boundaries as stockproof against the retained property. The vendor retains ownership of the brook.

### 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.

### Basic Payment Scheme:

The Vendor has claimed the Basic Payment Scheme subsidy this year and will retain the 2023 payment and any future delinked payments. The purchaser must indemnify the Vendor for any breaches of Cross Compliance or BPS Rules for the remainder of the Scheme year. The property is currently not entered into any Countryside Stewardship Schemes.

### 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.

### Local Authority & Public Utilities:

**Herefordshire Council**

**Welsh Water Dwr Cymru**

**Western Power Distribution**

### 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).

### Access:

A right of access is reserved to the Vendor for all purposes along the drive marked A-B on the plan.

### Mode of Sale:

The property is offered for sale by Private Treaty. Please contact Katie Bufton or Tara Boulton at Sunderlands 01432 356161 or Nigel Morris at Morris & Russell 01989 569377.

### Directions:

Please note the postcode does not take you directly to the farm so please use the What3Words or directions below:

From Ross-on-Wye, take the Old Gloucester Road, at the roundabout take the third exit signposted A40 / Gloucester. Continue along the road through Weston under Penyard and into the village of Lea. Pass the Lea Village Garage on your right, continue round the bend and then take the left signposted Aston Ingham/Newent. Continue along this road and continue past the Penny Farthing Public House, turn right at the T Junction (signposted Lea). The farm is the first turning on the left as per the Agents Sale Board, continue along this road, you will see the farm on your left and take the left hand turn down towards the farm and over the bridge.

What3Words: [///hampers.octopus.reclusive](https://www.what3words.com/#!/hampers.octopus.reclusive)

### Viewing:

Strictly by appointment via the Joint Agents.

**Sunderlands** – Katie Bufton (07741 664053) or Tara Boulton (07824 552830)

**Morris & Russell** – Nigel Morris (01989 569 377).

### 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.

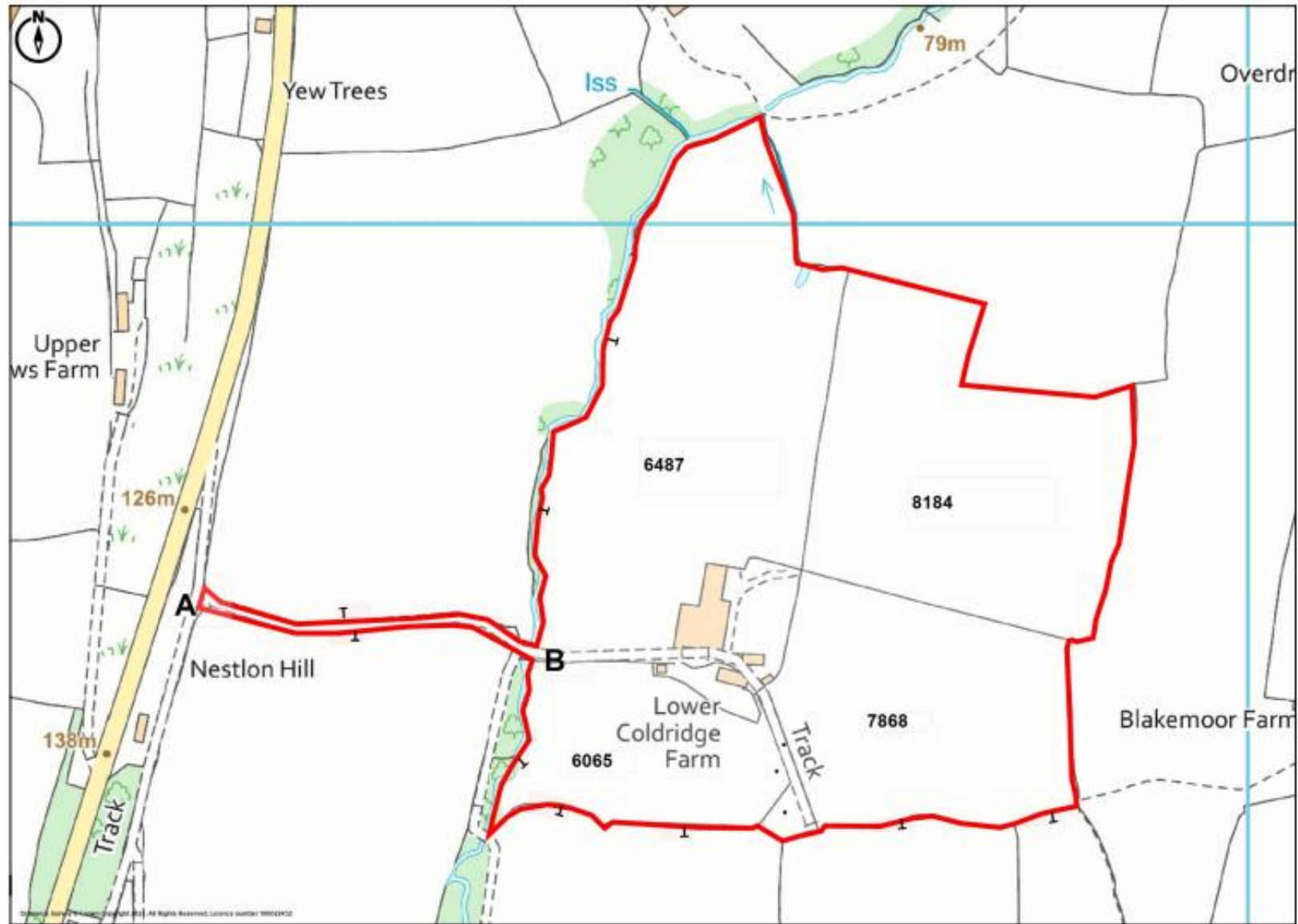
### Important Notice:

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 or Morris & Russell have any authority to make or give any representation or warranty whatsoever in relation to the property.

### Agents Note:

Any plans used in the preparation of these details may have been altered in scale and any interested parties should check the Title Plan before proceeding with the purchase. The plan is for identification purposes only.



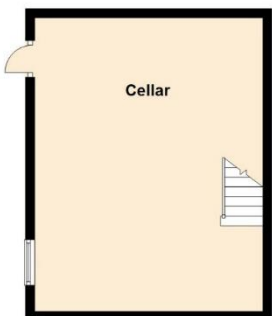


**Ground Floor**  
Approx. 103.8 sq. metres (1117.5 sq. feet)



**Basement**

Approx. 32.1 sq. metres (345.7 sq. feet)

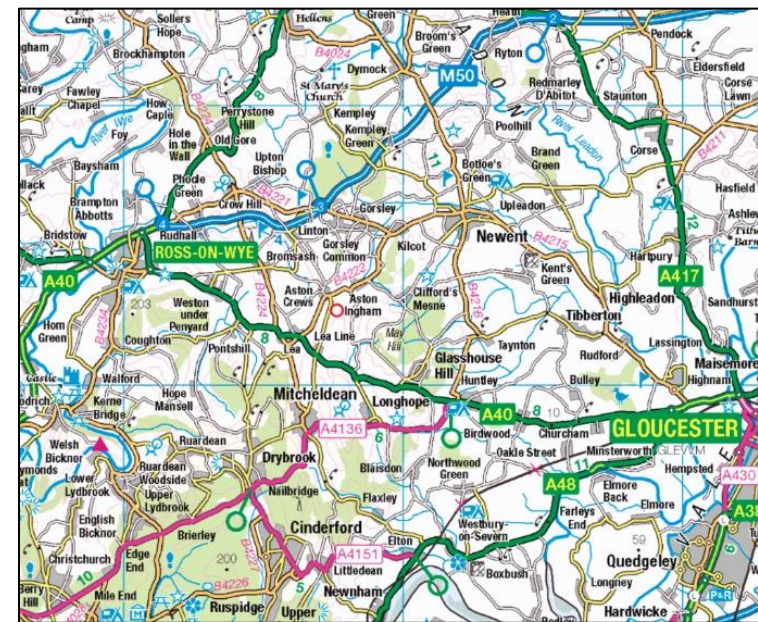


**First Floor**

Approx. 103.9 sq. metres (1118.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



## Sunderlands

### Hereford

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** hereford@sunderlands.co.uk

## Morris and Russell

### Peterstow

The Estate Office, Primrose Cottage,  
Peterstow, Herefordshire, HR9 6JZ

**Tel:** 01989 569 377

**Email:** info@morrisrussell.co.uk

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