

LOWER JURY FARM

WORMBRIDGE, HEREFORDSHIRE, HR2 9EE

LOT 2

LOT 1

LOT 3

LOT 5

LOT 4



LOWER JURY FARM

WORMBRIDGE, HEREFORDSHIRE, HR2 9EE

Hereford 10.1 miles | Hay-on-Wye 16.1 miles | Ross-on-Wye 18.1 miles

Leominster 25.1 miles | London 147 miles

AVAILABLE AS A WHOLE OR IN 5 LOTS

LOT 1 – LOWER JURY FARMHOUSE & ANNEX

17th Century Grade II Listed 6 Bedroomed Farmhouse | 2 bedroomed Annex Flat | Brick Granary | Set in 2.45 acres

Guide Price: £750,000

LOT 2 – LAND & FARM BUILDINGS

94.52 acres of Grade II Land | 3,600sqft Modern General-Purpose building | Dutch Barn | 2 x 16,000 sq ft former turkey sheds

Guide Price: £1,550,000

LOT 3 – BARN WITH CLASS Q PLANNING

Barn with Class Q Consent for detached 3 bedroomed dwelling | Private access | Set in 7.93 acres of Grassland & Pond

Guide Price: £400,000

LOT 4 – LOWER JURY BUNGALOW

Attractive detached three-bedroomed bungalow | Garage | Garden | Yard Area | Extending in total to 0.54 acres

Guide Price: £400,000

LOT 5 – ARABLE LAND

Grade 2 Arable Land | 15.78 Acres | Natural Water supply

Guide Price: £225,000

IN ALL ABOUT 126.39 ACRES (51.15 HECTARES)

EXPRESSIONS OF INTEREST BY MONDAY 11 DECEMBER 2023



INTRODUCTION

An opportunity to acquire an agricultural holding in the Herefordshire countryside. The farm includes a 6 bedroom farmhouse with 2 bedroomed annex, a detached three bedroom bungalow, a traditional barn with consent to convert into a three bedroomed dwelling, a range of farm buildings together with two former turkey sheds and a mixture of arable and grass land totaling at approximately 120.23 acres.

Lower Jury Farm is situated close to the villages of Wormbridge and Ewyas Harold. Ewyas Harold has a Pub, Doctors, Primary School and a Village Shop. The farm is close to Livestock Markets in Hereford, Ludlow and Ross on Wye. The Farmhouse itself is set back at the end of the farm drive overlooking the surrounding farmland.



LOT 1 - LOWER JURY FARMHOUSE

The Grade II Listed farmhouse is a substantial, grandiose traditional 6 bedroomed country residence with adjoining two-bedroom annex. The Listing suggests that the farmhouse originally dates from the 17th century and was remodelled in the late 18th Century.

As one would expect for a traditional farmhouse, the property benefits from spacious rooms throughout with classical features such as exposed beam, dado panelled walls and flagstone floors. The property is in need of renovation and updating.

Ground Floor

Rear Entrance Passage/Utility

Flagstone floor, enamel sink unit, Victorian stove, plumbed for washing machine.

Shower Room

Steps down from Rear Entrance Passage with shower cubical, low level toilet, with tiled walls.

Dairy

With flagged floor, salting slabs and exposed beams, door to hallway and utility.

Living / Dining Room

With carpeted floor, dado panelled walls, solid fuel Rayburn. Airing cupboard in corner of the room with hot water tank, some exposed beams, double glazed window overlooking the front garden. Secondary circular staircase to first floor.

Kitchen

Modern style shaker fitted units with stainless steel sink, built in hob and oven, exposed beams, double glazed window overlooking the front garden.

Main Entrance Hall

Half glazed front door with dado wall panelling. Stairs to first floor and cellar below.

Sitting Room

Carpeted floor, panel radiator heated from Rayburn. Front double aspect double glazed window. Built-in wall cupboards to side of fireplace. Fireplace with wood burner on flagged hearth.

Rear Kitchenette

Boarded floor, sink unit and part tiled wall. Window with rear aspect and external door



FIRST FLOOR

Bathroom

Panelled bath, pedestal handwash basin, low level WC, electric heated towel rail single glazed window frame.

Bedroom 1

Double bedroom, with front double aspect window double glazed, another single glazed window to the side.

Bedroom 2

Double bedroom with exposed beams and dressing room off.

Bedroom 3

Double bedroom, carpeted floor, exposed beams and double-glazed window front aspect.

Bedroom 4

L shaped, double bedroom exposed beams and double-glazed window with front aspect.

Bedroom 5

Double bedroom, fitted carpet, exposed beams, double glazed window to front.



Hallway

With exposed beams and second staircase.

Family Bathroom

Panel bath, pedestal hand wash basin, low level WC, electric heated towel rail.

Bedroom 6

Double bedroom, carpeted floor, old traditional styled fireplace, double glazed window.

On the second floor there is attic space.

LAND AND BUILDING

The property benefits from a large lawned garden to the front with private driveway and additional parking area to the rear.

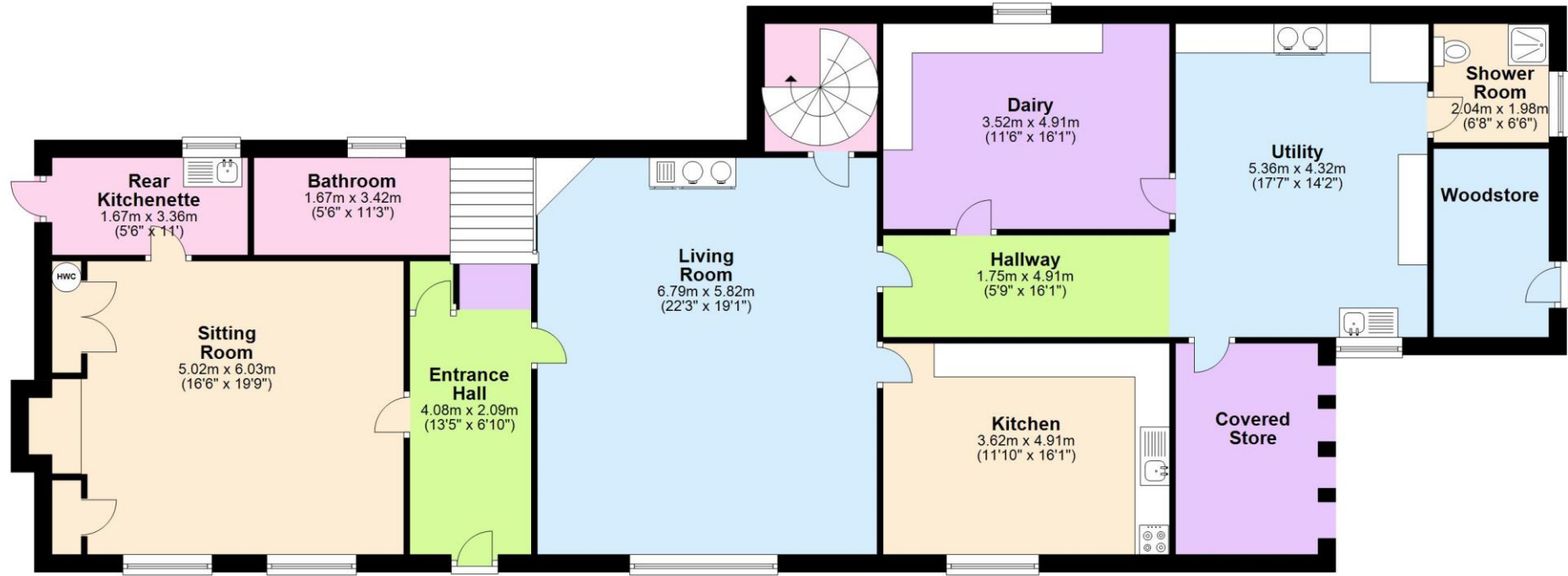
The rear grass paddock extends to 1.90 acres and a two storey detached traditional brick stable block under a slate roof divided into three rooms providing additional storage for the main house.

The property also includes a covered entrance porch with lean-to wood store and brick former piggeries.

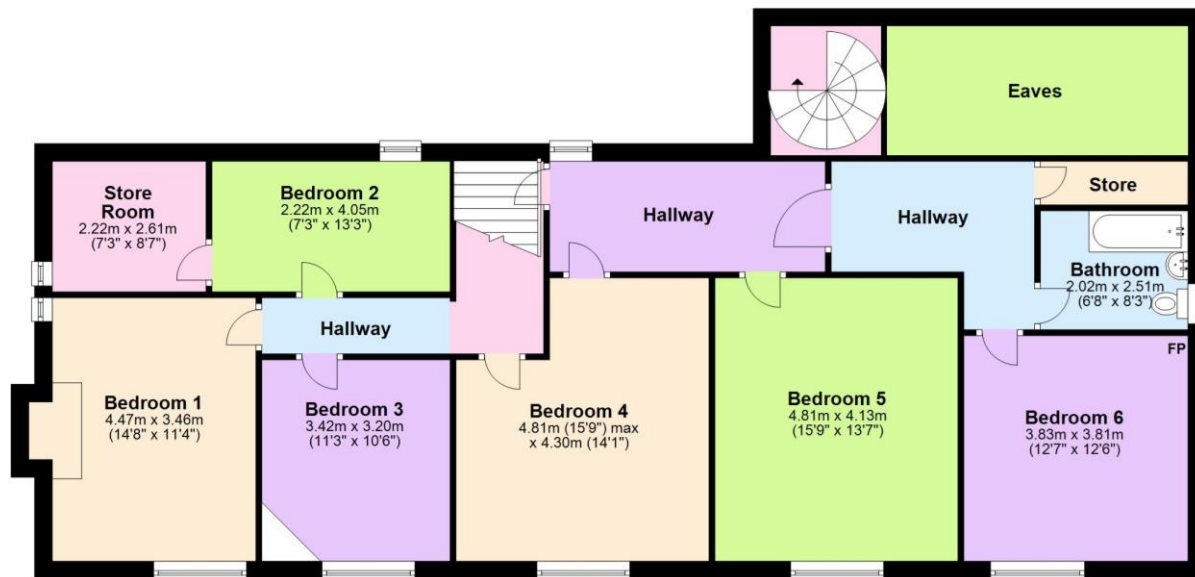


FARMHOUSE FLOORPLAN

Ground Floor



First Floor



Annex Floor Plan





FARMHOUSE ANNEX

This is accessed via an external staircase situated at the rear of the property and leads to the first floor annex flat.

Porch with a door to:

Lounge

Wall with exposed timber beams, radiator and window.

Kitchen

Exposed beams with stainless steel sink unit, side drainer with cupboards below and wall units, electric hob and cooker and single window.

Bedroom 1

L shaped bedroom with carpet floor and window.

Bedroom 2

Single bedroom with carpet floor and window.

Bathroom

Panelled bath, low level WC, wash hand basin.

ENGLISH HERITAGE LISTING:

The register extract (source: english-heritage.org.uk) states:

Lower Jury Farmhouse (Grade II Listed)

“Possibly C17, remodelled in late C18. Timber-frame, sandstone rubble, brick, tiled roofs and brick stacks. Rectangular plan aligned north-east/south-west. Cellar, two storeys and attics. South elevation has 2:3 windows, all segmentally-headed 3-light late C18 or early C19 casements, except for a 2-light casement above 6-panelled door to right of gable front; plastered brick plat band. North-east gable has small area of exposed timber-framing, attached to which is a small two-storey two-window mid-C19 extension. North elevation has massive stone side stack, tallet stairs and a small 2-light window which is reported in RCHM. Interior noted as having heavy ceiling beams in principal ground floor rooms.”





LOT 2 – FARM BUILDINGS AND 94.52 ACRES

FARM BUILDINGS

Covered Yard (60' X 60')

Steel construction, concrete panel walls to two meters high around three sides, Yorkshire boarded above same, concrete floor and sliding door.

Dutch Barn and Lean-to (45' X 40')

Earth Floor, corrugated iron roof and two sides clad with open fronted lean-to.

Turkey Sheds (76.5m X 18.1m)

Two turkey sheds, timber framed and timber clad with concrete floor and sheet roof. Two feed bins, six propane gas tanks and a separate mains water supply. The buildings were last occupied in 2018.

Timber Porta Cabin (6m X 14.4m)

Timber framed, timber clad with sheet roof and wooden windows. Comprising a site office, kitchenette, toilet, generator, and water tank.



LAND

Lower Jury Farm presents a opportunity to purchase a good quality commercial block of arable land suitable for the production of numerous crops including potatoes. The land is predominantly Grade II Arable land extending in total to 99.60 acres of which 92 acers is Arable, 2.52 acres is grass land and remainder is the yard, buildings and track. The land is in good heart and has been farmed in a traditional cereal rotation as per the following schedule:

Field Name	Field Number	Ha	Acre	Land	2022-23	2021-22	2020-21	2019-20	2018-19
Forty	SO4033 4134	9.93	24.54	Arable Land	Winter Wheat	Potatoes	Winter Wheat	Spring Barley	Oilseed Rape
Cwm	SO4033 1124	8.06	19.92	Arable Land	Winter Barley	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Wheat
12 Acre	SO4033 3214	5.05	12.48	Arable Land	Winter Barley	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Wheat
Newbrook	SO4033 5747	6.34	15.67	Arable Land	Winter Wheat	Winter Wheat	Oilseed Rape	Spring Barley	Potatoes
Turkey	SO4033 6103	4.76	11.76	Arable Land	Winter Wheat	Winter Wheat	Oilseed Rape	Spring Barley	Potatoes

The land is predominantly level in excellent heart and consists of good-sized enclosures. The land is of high fertility with lightly acid loamy and clayey soils. The land is situated within an NVZ and is partially located within a flood zone.



LOT 3 – BARN WITH CLASS Q

Top Barn is a detached timber framed, part timber clad part brick barn with Class Q prior approval for change of use to a detached two storey 3 bedroomed residential dwelling set in 7.93 acres of land.

Proposed Accommodation:

The proposed accommodation is over two storeys with the ground floor comprising open plan kitchen /dining room with separate utility room, boot room and shower room. The hallway leads to the sitting room and hallway to a separate office/snug and master bedroom with ensuite. The first floor comprises two further bedrooms and family bathroom.

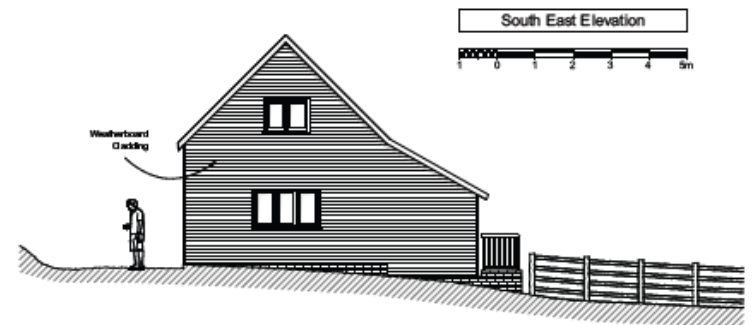
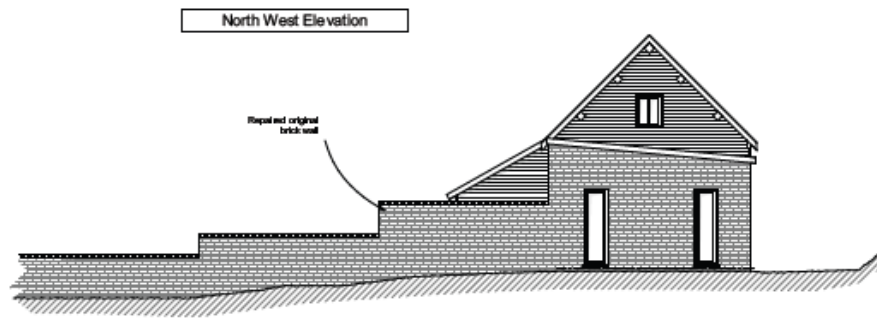
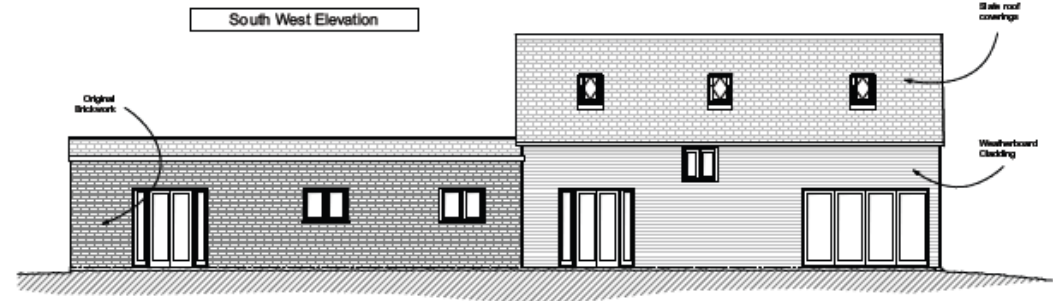
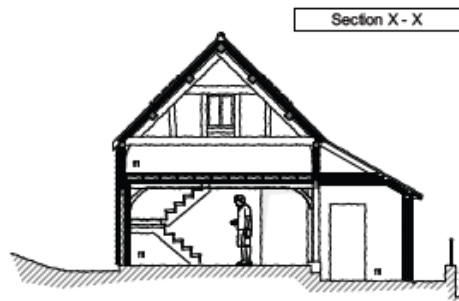
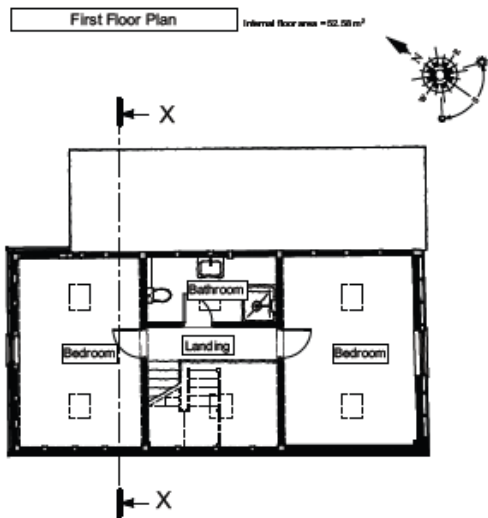
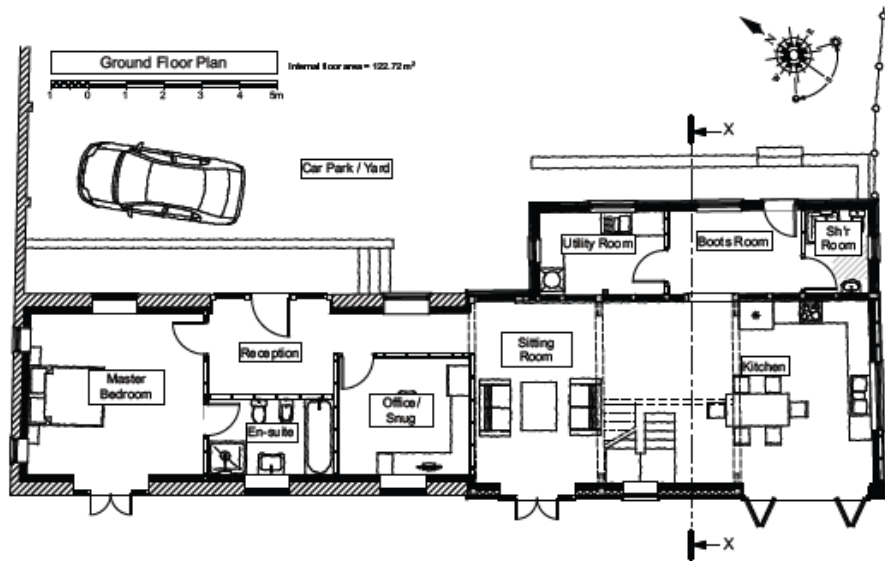
Land:

The barn is set in a level pasture field overlooking the surrounding countryside. The land extends in total to 7.93 acres with small natural pond in the southwestern corner.

Planning Consent:

Planning consent for the Class Q Prior Approval can be found using the reference number P233043/PA4. Planning documents and plans are available via the Herefordshire Council Website.





Proposed Plans and Elevations
Proposed barn development at Lower Jury Farm

LOT 4 - JURY BUNGALOW

A rare opportunity to purchase an attractive detached 3 bedroomed bungalow set in a rural location with a detached single garage.

The bungalow is located at the bottom of the shared farm drive and benefits from a lawned garden to the front with private driveway and additional parking to the rear.



The accommodation comprises:

Kitchen/Dining Room

Open plan L shaped kitchen with island and dining room featuring tile floor, wall and base kitchen units with built in oven, gas hob and extractor fan, plumbing for washing machine.

Living Room

Large dual aspect room overlooking the front garden, with wood burner and carpet floor.

Hallway

With storage cupboard and cupboard housing hot water tank.

Bedroom 1 (2.99m x 4.79m)

Double bedroom with window overlooking the front garden.

Bedroom 2 (2.11m x 3m)

Double bedroom with window and carpet floor

Bedroom 3 (3m x 3.04m)

Single bedroom with window and carpet floor.

Family Bathroom

Modern suite comprising corner shower, panel bath, low flush toilet, and wash hand basin.

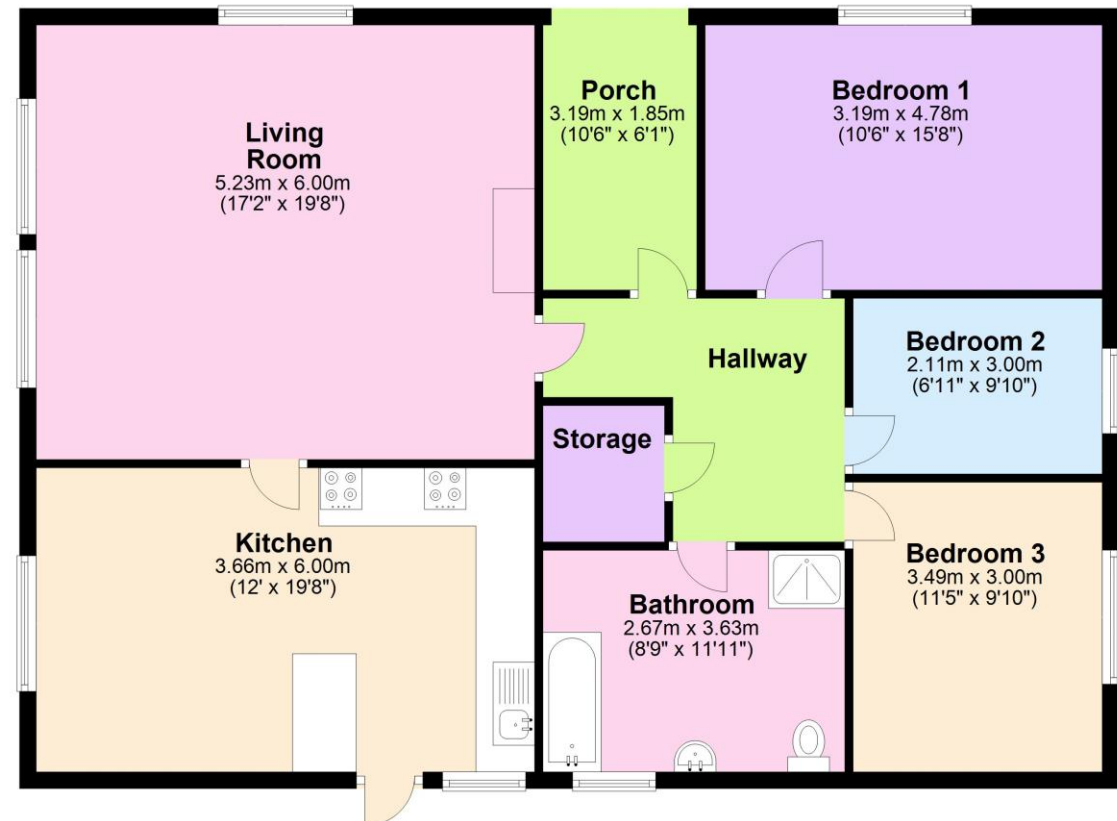
External

The property benefits from a lawned garden to the front with flower borders and seating area.

To the rear of the property is a single garage and woodstore with further gravelled yard behind.



Ground Floor



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



LOT 5 – 15.86 ACRES OF ARABLE LAND

The land has been farmed 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 15.86 Acres (6.41 Hectares) or thereabouts of predominantly Grade II arable land.

The land is bordered by mature hedgerows and stock fencing. The land benefits from a natural water supply from the adjoining brook.

The land is predominantly level in excellent heart and consists of a good-sized single enclosure. The land is of high fertility with lightly acid loamy and clayey soils.

LOCAL AUTHORITY & PUBLIC UTILITIES

Herefordshire Council

Welsh Water Dwr Cymru

National Grid

SPORTING & TIMBER RIGHTS

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

BASIC PAYMENT SCHEME

The Vendors claimed the Basic Payment Scheme 2023 and will retain the delinked sum.

BOUNDARIES

If Lot 2 is purchased separately from Lot 1, then the purchaser of Lot 1 will be required to erect a stock-proof fence along the boundary marked A-B-C on the plan within 3 months of completion.

The purchaser of Lot 4 will be required to erect a stock-proof fence along the boundary marked D-E-F-G on the plan within 3 months of completion.

The purchaser of Lot 5 will be required to install a new access gateway into Lot 5.

SERVICES

The Farmhouse, annex, buildings and Bungalow share a mains water supply. The farmhouse and annex share private drainage and mains electric.

The purchasers of individual Lots if acquired separately will be required to install water submeters or new mains water supply connections within six months of completion. We understand the water main is located east of the modern farm buildings.

We understand the turkey sheds have a separate mains water supply.

TENURE

The annex is currently let on a monthly periodic Assured Shorthold Tenancy. Vacant possession can be provided if preferred. The farm is otherwise available freehold with vacant possession. The turkey sheds have not been occupied since 2018.

OVERAGE

Provision will be made for an Uplift Overage at 30% over a thirty-year period from the date of acquisition on the farm buildings and turkey sheds in Lot 1. Any Overage payments will be triggered by the implementation of Planning / Change of use to residential on the sites.

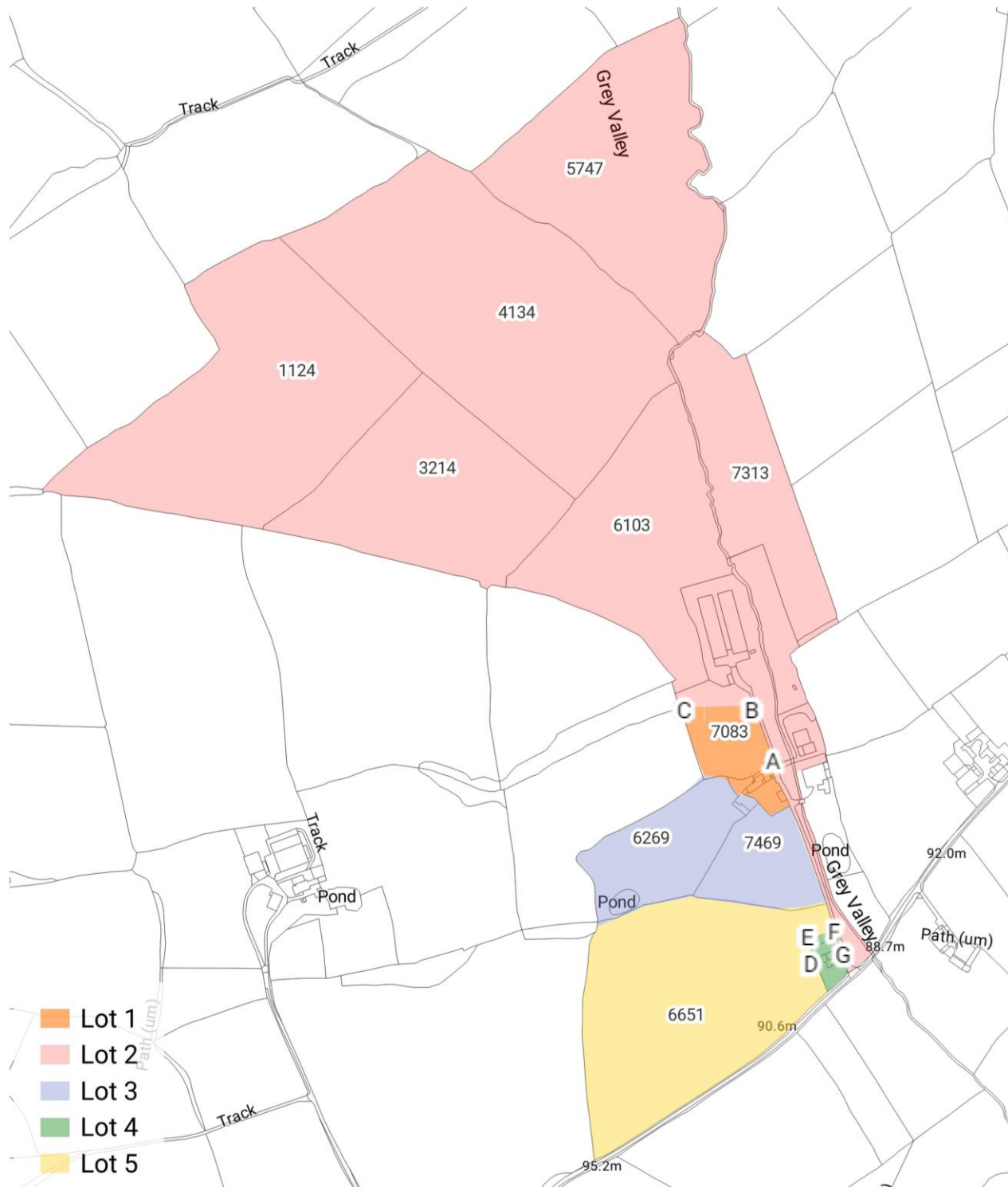
COUNCIL TAX

Lower Jury Farmhouse – F

Lower Jury Annex – A

Jury Bungalow – D





PLANNING

Lot 3

Class Q planning consent for the change of use of one agricultural building and its curtilage to a dwelling has been granted. Ref: P233043/PA4

Lot 4

Certificate of Lawfulness (CLEUD) was granted for the removal of the Agricultural Occupancy Restriction of Jury Bungalow (Ref: DS052449/U) Granted 2005.

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.

A public footpath crosses the northern corner of field 4134.

VIEWINGS

Viewing days have provisionally been arranged for:

- Wednesday 8 November 9.30 am -11 am
- Saturday 11 November 9.30 am -11 am
- Tuesday 14 November 2 pm – 3.30 pm

Viewing appointments must be booked in advance, please contact Katie Bufton, Peter Kirby or Tara Boulton on 01432 356161 to arrange.

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.

MODE OF SALE

The property is offered for sale by Private Treaty as a Whole or 5 Lots. Expressions of Interest must be registered with the selling agents by Monday 11 December 2023.

MONEY LAUNDERING

As a result of anti-laundering legislation all persons intending to bid must provide Proof of Identification (ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

ENERGY PERFORMANCE CERTIFICATE

Farmhouse & Annex:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

Jury Bungalow:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

DIRECTIONS

From Hereford take the A49 south and then turn onto the A465 towards Belmont. Continue along the A465 for approximately 5 miles then at the shell garage turn right on to the B4348 towards

Peterchurch. Continue for approximately 1.4 miles then turn left towards Allensmore. Continue along the road for approximately 1.8 miles until you reach a T junction turn left here. Continue along the road for approximately 0.7 of a mile then turn right continue along for 0.4 of a mile and the property will be on your right.

From Hay-on-Wye take the B4348 and continue along for approximately 12.9 miles then turn right towards Kerry Gate. Continue along for approx. 2 miles then there will be a T junction turn right here. Continue along for approximately 0.6 of a mile then turn right continue along for 0.4 of a mile and the property will be on your right.

WHAT3WORDS

Lot 1: paces.pets.idea
 Lot 2: cool.sheepish.upgrading
 Lot 3: vessel.locals.clasping
 Lot 4: renewals.locker.tulip
 Lot 5: assembles.impeached.tarred

HEALTH & SAFETY NOTICE

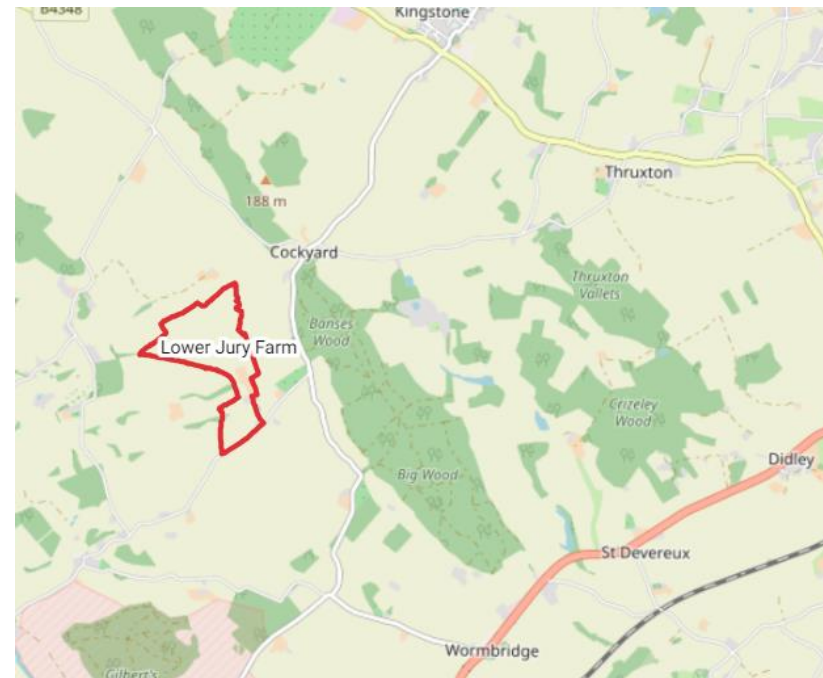
Prospective Purchasers should take all necessary care when making an inspection. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

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.

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.





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.