

# GREEN HILL FARM

WIGMORE, LEOMINSTER, HEREFORDSHIRE





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WIGMORE, LEOMINSTER, HEREFORDSHIRE, HR6 9UB

Ludlow 9 miles | Leominster 10 miles | Hereford 20 miles | Hay-on-Wye 28 miles  
Shrewsbury 31 miles | Worcester 40 miles | Cheltenham 60 miles | London 160 miles

## GREEN HILL FARMHOUSE

Detached 3 Bedroom Stone and Brick Farmhouse | Renovation Project  
Kitchen | Hallway | Bathroom | Dining Room | Living Room  
Master Bedroom | Two Further Bedrooms | Stable / Stone Store

## FARM BUILDINGS

Grade II Listed Two Storey Timber Barn | Modern metal framed building | Former Dairy Buildings

## LAND

42.07 Acres of Grassland | Natural Stream Water Supply | 1.34 Acres of Woodland

**IN ALL ABOUT 43.82 ACRES (17.73 HECTARES)**

**GUIDE PRICE: £750,000**





## INTRODUCTION

A unique opportunity to acquire a traditional smallholding near the grounds of Wigmore Castle. The farmhouse is an attractive detached part stone part brick 3 bedroomed dwelling in an elevated position with views over the surrounding farmland and stream below, in need of total modernisation. It is situated at the end of Castle Street, therefore there is no passing traffic. The farm includes a Grade II Listed traditional barn, range of modern buildings and 43.23 acres of grassland.

The farm is located on the edge of the rural village of Wigmore. Wigmore is a picturesque village with a delightful blend of historical heritage, natural beauty, and a thriving local community. There are two pub/restaurants, a community store, a mobile post office service, an active village hall, primary school and a highly regarded secondary school. Further facilities are located at nearby historic Ludlow. Ludlow is well positioned for access to the surrounding areas with the A49 linking Shrewsbury to the north and Hereford to the south. Ludlow Train Station is on the Manchester to Cardiff line. The West Midlands conurbation and motorway network are within a commutable distance with the M5 being about 34 miles away and the M54 accessible from both Shrewsbury and Telford.

There are wonderful walks and glorious countryside in the surrounding area, in addition to the castle grounds, there is Yatton Hill and Croft Ambrey which borders with National Trust parkland at Croft Castle.





## THE FARMHOUSE

The farmhouse is in need of complete modernisation, and provides the purchaser a chance to renovate, adapt and extend to their own tastes, whilst having the potential to become a fantastic family home. It is a detached stone and brick period house under a tiled roof. It is approached via Castle Street and is situated on the edge of the farmyard with views over the land below. The gardens lie to the front and side elevations of the property, which are predominately laid to lawn with some mature shrubs and trees.

## FARMHOUSE ACCOMMODATION

The internal accommodation is well laid out and comprises of the following:

### Ground Floor

**Kitchen**, with dual aspect windows overlooking the rear garden

**Hallway** leading to bathroom and dining room

**Bathroom**

**Dining Room**, fireplace, understairs cupboard and window overlooking the garden

**Living Room**, with partly exposed stone wall, traditional fireplace, door to garden and window overlooking the same

### First Floor

**Bedroom 1**, with two windows overlooking the rear garden and surrounding land, old feature fireplace

**Bedroom 2**, with single windows overlooking the rear garden and land beyond

**Bedroom 3** with single window overlooking the rear garden and land beyond.

### Externally

The property benefits from a private driveway with concrete yard to the side for parking and garden to the front. The property includes an external brick lean-to which has scope for conversion subject to planning.









## FARM BUILDINGS

There are a range of modern and traditional farm buildings which provide space for livestock, machinery or fodder. The modern buildings are well positioned away from the main farmhouse. The farm buildings may have development potential for a variety of uses, subject to the necessary consents.

The buildings are more particularly described as follows:

### 1. Grade II Listed Barn

Substantial two storey timber framed and clad two storey Traditional Barn (first floor unsafe – please do not enter) with corrugated roof.



2. **General Purpose Framed Building** with corrugated roof and corrugated iron cladding to two sides. Attached lean-to

3. **General Purpose Framed Building** with low eaves, corrugated roof, concrete block and corrugated iron cladding to three sides and concrete cattle manger along the open bays.

4. **Former Dairy** of concrete block construction divided into two separate rooms with attached concrete block lean-to.

5. **Dutch Barn** with corrugated roof and enclosed with corrugated cladding.





## LAND

The farm extends in total to 43.82 acres (17.73 hectares) of which about 42.07 acres is permanent grassland, 1.34 acres is mixed woodland and remainder stream, property and buildings.

The land lies within a ring fence with the land sloping on two sides down to a watercourse that runs through the property and provides a natural source of water to the land. There is good shade from the boundary hedges and trees.

The nature of the land may offer possible environmental and natural capital opportunities to enhance income.

## SERVICES

We understand the farm benefits from mains electricity, private drainage system and a private spring fed reservoir that provides a gravity fed water supply. None of the services have been tested. We understand that a mains water supply is located near the farm entrance.



## METHOD OF SALE

The property is being offered for sale as a whole by **Private Treaty**.

## OVERAGE:

Provision will be made for an Uplift Overage at 30% of the increase in the value of the site of the modern buildings for a thirty year period from the date of acquisition. Any Overage payment(s) will be triggered by the change of use or development of the site for residential development. The overage does not affect the traditional buildings.

## COUNCIL TAX BAND

Green Hill Farmhouse: Band C

## TENURE

Freehold with vacant possession upon completion.

## ACCESS

Green Hill Farm benefits from the free right and liberty at all times and for all purposes to go, pass and re-pass over and along the track shown approximately coloured yellow.

## What3Words:

What3words: slyly.organ.trainers

## SCHEDULED MONUMENT

Part of the property forms part of the site of the ruins of Wigmore Castle Scheduled Monument. To view: [historicengland.org.uk/listing/the-list/list-entry/1178673](https://historicengland.org.uk/listing/the-list/list-entry/1178673)

## ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

## RURAL PAYMENTS

The 2023 Basic Payment and the future delinked payments that relate to it are reserved and retained for the vendor.

## DIRECTIONS:

In Wigmore from the A4110 turn up the no through road that is opposite the Ye Olde Oak Inn and travel along Castle Street until you can go no further. You will have arrived at Green Hill Farm with Wigmore Castle on the right-hand side.

## VIEWINGS

Appointments for the internal viewing of the farmhouse and buildings must be booked in advance, please contact Katie Bufton, Peter Kirby or Tara Boulton on 01432 356161 to arrange.

Viewing of the land may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. This is a working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

## WAYLEAVES EASEMENTS AND 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

## INCONSISTENCY

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

## 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 a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

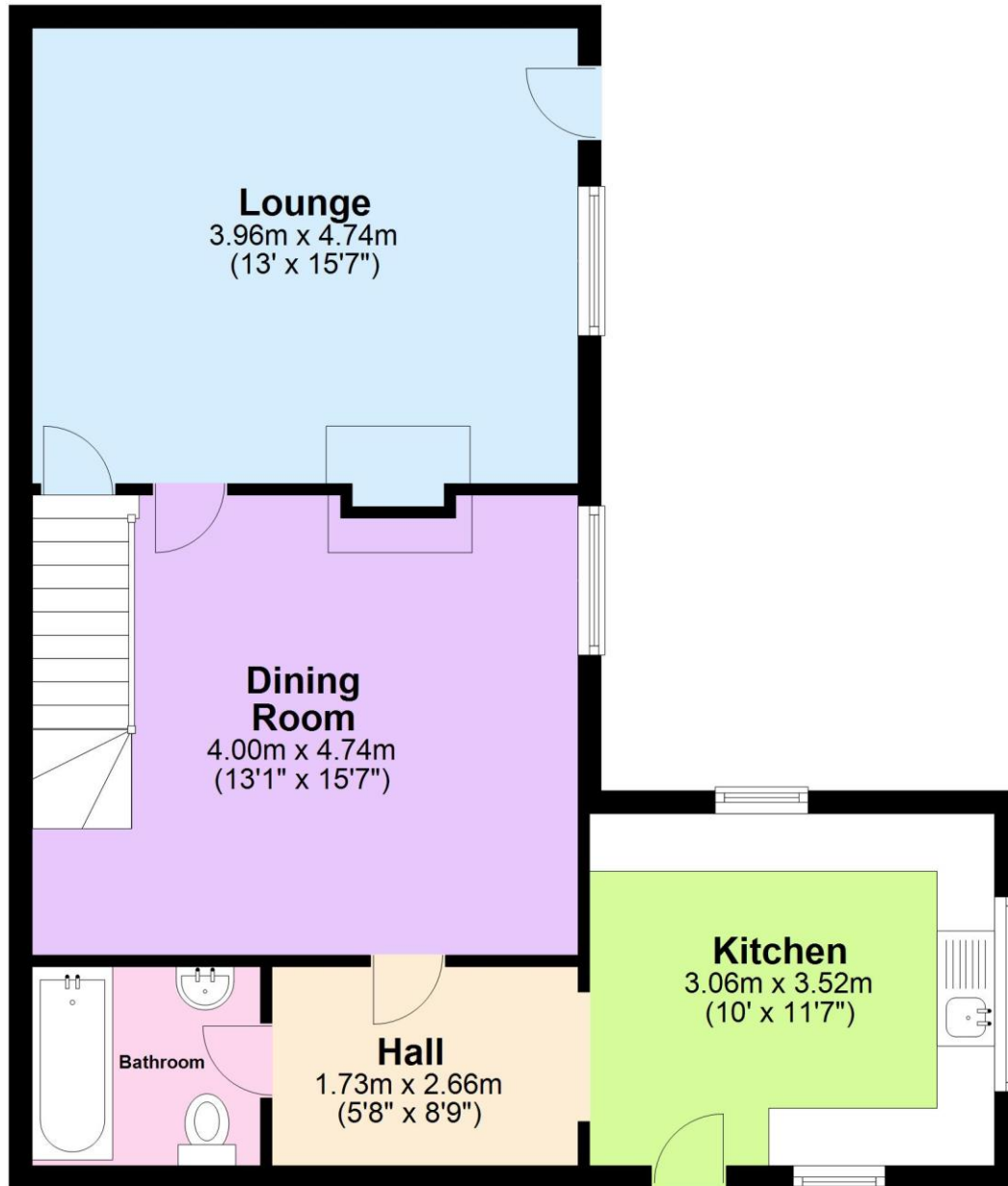
HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	



## Ground Floor



## First Floor

