

# THE HURST FARM

WEOBLEY, HEREFORDSHIRE HR4 8QY





# THE HURST FARM

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Leominster 7 miles | Hereford 12 miles Birmingham 74 miles | Central London 180 miles

**AVAILABLE AS A WHOLE OR IN 3 LOTS**

## **LOT 1 - FARM BUILDINGS AND LAND**

Range of Modern Buildings including 1,800 tonne box potato store | About 7.65 Acres of Grade II Arable | Small Woodland

Three Phase electric supply

**Guide Price: £350,000**

## **LOT 2 - ABOUT 116.49 ACRES**

About 116.49 acres | Grade II Arable Land | Two main blocks | Lane frontage

**Guide Price: £1,750,000**

## **LOT 3 - ABOUT 46.26 ACRES**

About 46.26 Acres | Grade II Arable Land | Lane Frontage

**Guide Price: £700,000**

**IN ALL ABOUT 173.75 ACRES (65.89 HECTARES)**

**FOR SALE BY INFORMAL TENDER**

**TENDER DEADLINE 12 NOON ON FRIDAY 14<sup>TH</sup> JUNE 2024**





## INTRODUCTION

The Hurst is located in north west Herefordshire just off the A4112 about one mile north of the popular black and white village of Weobley, seven miles west of Leominster and twelve miles north west of Hereford.

The farm has been in the same family ownership for over 75 years. The farm has been mainly in a mixed arable rotation but with sheep grazing parts over the winter in some years. The land is Grade 2 quality and is gently sloping with a south easterly aspect.

There is an extensive range of modern buildings of about 2,300 m<sup>2</sup> including an excellent modern potato cold store suitable for around 1,800 tonnes. The buildings may have potential for other uses subject to obtaining any necessary permissions. The farmhouse was sold some years ago.





## LOT 1: FARM BUILDINGS

- 1) **Potato Store (61m x 24m)** Steel portal framed 1,800 tonne insulated box potato store with concrete floor. The store is approximately 43m x 24m with part covered front open sided area with concrete floor approach 18m x 24m. Part clad in three bays and galvanized roof. Entrance roller shutter and side doors.
- 2) **General Purpose Storage Building (13.7m x 13.7m)** Steel framed grain store with concrete sheet walls, concrete floor and roller shutter doors.
- 3) **General Purpose Building (18.23m x 11.6m)** Steel framed store with concrete floor and concrete panel sides.
- 4) **General Purpose building with lean-to (18m x 18m)** Steel framed building / workshop with concrete floor. There is a fabric roller shutter door to the front and two side access sheeted gates.
- 5) **Dutch Barn (18m x 7.3m)** 4 bay steel framed barn with part concrete block part sheet sides and rear walls with an earth floor





## LAND

The land at The Hurst is contained within a ring fence and well served by road frontage with the farm buildings being roadside.

The land is classified as Grade 2 on the Provisional Land Classification Maps of England and Wales. Soils describes the soil type as being freely draining slightly acid loamy soils. The land is mostly gently sloping with the buildings around 125 metres above sea level. The Vendors have invested significantly in the land drainage over the last five years.

The majority of the land in Lot 1 and 3 has been referenced recently and new water troughs installed.

A public highway divides the holding into the three Lots as per the sale plan. Most of the land has been in arable rotation with potatoes last grown on part of the Holding in 2019 and 2022.

Lot	Field Name	Field No	Hectares	Acres	2020	2021	2022	2023	2024
1	Back of Barn	4897	3.10	7.65	OSR	Winter Wheat	Grass	Grass	Grass
	Buildings & Yard	3698	0.64	1.58	N/A	N/A	N/A	N/A	N/A
	Woodland		0.72	1.77	N/A	N/A	N/A	N/A	N/A
			<b>4.46</b>	<b>11.00</b>					
2	In Hay Field	8726	7.50	18.53	Oats	OSR	WW	Wbarley	WOSR
	Top	8112	3.95	9.76	WW	OSR	WW	Wbarley	WOSR
	Huts	8497	5.48	13.54	WW	Barley	Potatoes	WW	WOSR
	Track	8987	5.69	14.06	WW	Barley	Potatoes	WW	WOSR
	Banky Meadow	9378	4.84	11.96	WW	Barley	Potatoes	WW	WOSR
	White Hill	9565	5.37	13.37	WW	Barley	Potatoes	WW	WOSR
	Bungalow	0755	2.57	6.35	WW	Barley	Potatoes	WW	WOSR
	Green Reems	1548	1.70	4.20	OSR	WW	Grass	Grass	Grass
	Pasture & Wood	1135	0.55	1.36	N/A	N/A	N/A	N/A	N/A
	Banky	1210	5.60	13.84	WW	OSR	WW	WBarley	WOSR
	Roundabouts	2064	3.85	9.51	OSR	WW	Grass	Grass	Grass
			<b>47.10</b>	<b>116.49</b>					
3	Pikes (1)	3866A	6.06	14.97	WBarley	OSR	Grass	Grass	Grass
	Pikes (2)	3866B	0.95	2.35	WBarley	OSR	Winter Bird	Winter Bird	Winter Bird
	Horse Pasture	2030	7.32	18.09	Fodder Beet	Maize	WW	Herbage Seed	Herbage Seed
	Long field	4715	4.39	10.85	OSR	WW	Grass	Grass	Grass
			<b>14.33</b>	<b>46.26</b>					







3866

2030

Lot 3

4715

8726

8112

1210

8497

Lot 2

Lot 1

4897

8987

9378

9565

2064

0755

1548

1135

A4112

A4112

A4112

A4112

## **MODE OF SALE**

The property is for sale as a **Whole or in Three Lots 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 The Hurst" addressed to: KJB/PDK, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. **The Tender Form must be received by 12 noon on Friday 14 June 2024.**

## **SERVICES**

**Electricity:** There is a three-phase electricity supply to the potato store and a separate single-phase supply to the remainder of the farm buildings.

**Water:** A metered mains water is available to Lot 1. There is also a private water spring in the woodland of Lot 1. This has not been used for many years but it is understood to have a reliable historic supply. There is a recently installed second separate mains connection that passes through Lot 1 to Lots 2 & 3. Lots 2 & 3, if sold separately to each other, will share the same supply pipe with the necessary rights to maintain and replace the pipe over Lot 1 and as required over each Lot, with Lot 2 being required to pay for water consumed via a sub meter.

## **POTATO STORE – REFRIGERATION UNIT**

The refrigeration unit in the potato store is being used and is included in the sale but the Vendor gives no warranties or guarantee as to its condition. The purchaser buys it as seen and on this basis.

## **TENURE**

Most of the property is sold freehold with vacant possession on completion after the removal of the harvested crops. There is a tenancy on some the buildings (4&5), yard and the small grass paddock (3006) opposite the potato store in Lot 3 until 30 September 2024. There is a separate tenancy on the potato store and store until 5 September 2025. Further details are available from the Agents.

## **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.

## **PLANNING**

The farm buildings may have potential for other uses such as residential or commercial/employment subject to obtaining any necessary permissions.

No enquiries of the planning authority have been made. Purchasers must make their own enquiries.

## **OVERAGE**

On Lot 1 only provision will be made for Uplift Overage at 35% over a fifty year period from the date of acquisition based on the increase in value above its agricultural value. Any Overage payments will be triggered by residential development including Permitted Development Rights based on agricultural value.

## **BASIC PAYMENT SCHEME**

Any delinked payments are reserved to the vendor.

## **STEWARDSHIP SCHEMES**

A small part of the farm is within a Mid Tier Stewardship Scheme until 31 December 2025. The options are Nectar Flower Mix, Winter bird food and buffer strip on cultivated land. The annual Revenue payment is about £1,608. The Vendor has claimed and will retain the 2024 CS Revenue payment. Further information available from the agents.

## **ACCESS**

There are no known public rights of way crossing the land.

## **SPORTING, TIMBER & MINERAL RIGHTS**

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

## **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.

## WHAT3WORDS

Topples.straddled.molars

## DIRECTIONS

From Hereford take the A480 through Credenhill and at the Sarnesfield staggered crossroads turn right and then after about 2.8 miles turn left signposted Hurst Farm, follow the road for about three-quarters of a mile and you will find the farm buildings on your left as per the Sunderlands sale board.

## VIEWING

Prospective purchasers of Lot 1 must contact the Agents to arrange to view:

**Katie Bufton** (k.bufton@sunderlands.co.uk / 07741 664053)

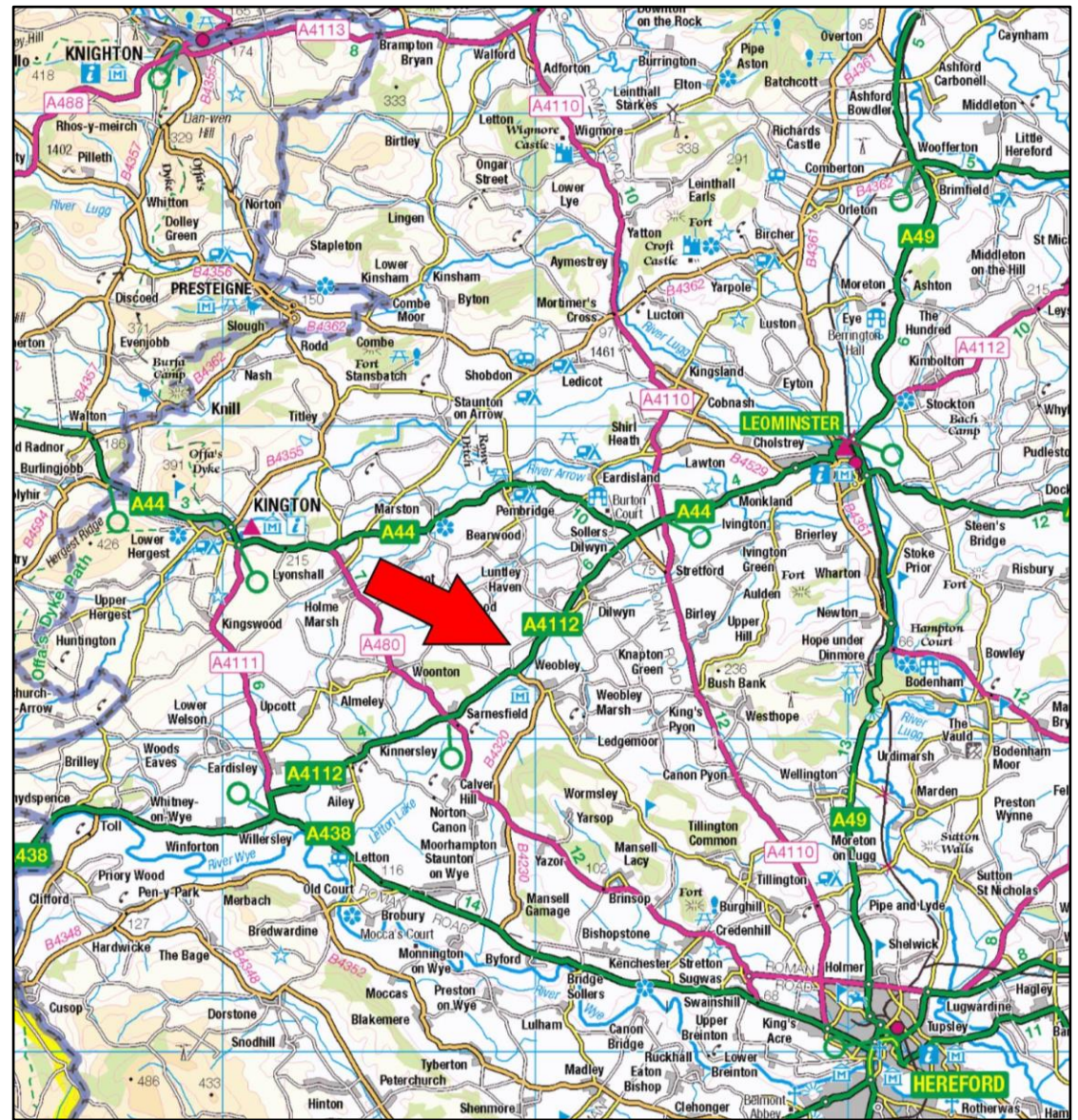
**Peter Kirby** (p.kirby@sunderlands.co.uk / 07967 817274)

Viewings of Lot 2 and 3 may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand.

Prospective Purchasers are asked to respect the land and take care when parking.

## 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 cause.



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## Sunderlands Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

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

## www.sunderlands.co.uk Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay-on-Wye, Herefordshire, HR3 5BU

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