

PERVIN FARM

HOPE UNDER DINMORE, LEOMINSTER, HEREFORDSHIRE, HR6 0PE





**Upon Kind Instructions from
Messrs R E Pryce & Sons**

**Pervin Farm,
Hope under Dinmore,
Leominster, Herefordshire, HR6 0PE**

Summary of features:

- The 286.32 Acre Grade II & III Pasture & Arable Farm with Two Houses, a large range of Modern Farm Buildings, an Earth Walled Silage Pit & some Traditional Buildings to the rear of the houses.
- Comprising a Stone, 4 Bedroomed Farmhouse with the adjoining converted Former Hop Kiln, "The Round House" providing further 3 Bedroomed accommodation.
- Situated in a private & elevated position with commanding views to the Malvern Hills. A 1.5 mile drive to the house & buildings but within 1.75 miles of A49 Trunk Road.
- For Sale by Informal Tender
- Tenders to be received by 12 Noon on Friday 12th July 2024

Guide Price: £3,900,000

Introduction:

Pervin Farm comes to the market by kind instruction from Elwyn, Richard and Roger Pryce who are retiring. The farm was purchased by the family in 1952. They have therefore been in occupation for 72 years. The farm is unique in that it is approached over a 1.5 mile drive from the former A49 but the A49 trunk road is within 0.25 miles of the end of the drive.

The farmhouses and farm buildings stand in an elevated, commanding position with excellent views and therefore privacy is a very important aspect of this farm.

Situation:

The Farm lies within 3 miles of Leominster, 15 miles of Ludlow and 11 miles of the County City of Hereford. Leominster has the usual facilities of shops, supermarkets, Post Office, Public Houses, Doctors, Vets, Railway Station, Private and Secondary Education. Leominster is also well known for Antique Shops and has an Antique Auction House. The area is well served with Livestock Markets at Hereford, Ludlow, Talgarth, Kington, Knighton and Builth Wells. The County City of Worcester and the M5 lie within 30 miles and Shrewsbury within 42 miles. The Farm lies within a ring fence with the land to the left and right of the approaching drive with a further block of land accessed from the farm buildings to the north east.

Description:

Pervin Farm amounts to approx. 286.32 Acres with the house and buildings situated in an elevated, south facing, secluded, rural location with the most spectacular views. A Grade II and III stock and arable farm with great privacy but within 1.75 miles of the A49 trunk road.

'Pervin' originates from Anglo Saxon English and carries the meaning of 'fertile hill'. The land is of particularly good heart as the farm has been farmed primarily with livestock and therefore FYM has been spread with great regularity.



Pervin Farmhouse:

The farmhouse is a stone building dating from the 17th Century with four bedrooms, two Reception Rooms, Kitchen and Utility Room providing the following accommodation:

Entrance Porch

With access to Utility Room

Utility Room

With tiled floor, wash hand basin, wall cupboards, WC, Worcester Boiler and Sink

Kitchen

With base and wall units, built-in electric oven with grill above, electric induction hob, ceramic kitchen sink, peninsula unit and oil fired range cooker set in the Inglenook fireplace.

Dining Room

With wooden floorboards, exposed beams and wood burner in Inglenook fireplace.

Rear Entrance Hall

With partly glazed door

Front Entrance Hall

With tiled floor, staircase to first floor, Velux window and exposed beams.

Lounge

South facing with exposed beams and wood burning stove

Cellar

A larger cellar accessed from the garden.

First Floor

Stairway with split landing

Bathroom

With panelled bath, shower cubicle, WC, airing cupboard, heated towel rail, vanity unit and CHR

Airing Cupboard

With hot water tank

Bedroom One

Double with exposed beams and CHR

Bedroom Two

Double with CHR, exposed beams, loft hatch and dual aspect.

Bedroom Three

Single with CHR

Bedroom Four

Double with CHR and exposed beams.

Attic Room

Storage built into eaves.

The Round House:

The former Hop Kiln converted into a dwelling with three bedrooms, two reception rooms, kitchen and former Hop Kiln. The accommodation comprises:

Entrance Porch

With flagstone floor

WC

With wash hand basin

Dining Room

With views to the south and southeast, exposed beams and CHR.

Kitchen

With quarry tiled floor, base and wall units, exposed beams, electric hob, integrated electric oven/grill, heated towel rail, staircase, understairs cupboard, and sink with drainage unit.

Lounge

With dual aspect, wood burning stove, CHR and exposed beams.

Front Entrance

With quarry tiled flooring, partly glazed door, and access to lounge and former hop kiln.

Former Hop Kiln

A storage room with potential for further accommodation with concrete floor, external door and oil fired central heating boiler.

First Floor

Staircase

Landing

With loft hatch

Master Bedroom One

Double with dual aspect, exposed beams, and CHR.

Bathroom

With panelled bath and shower above, pedestal wash hand basin, WC, airing cupboard and heated towel rail.

Bedroom Two

Double with CHR

Bedroom Three

Single

Services:

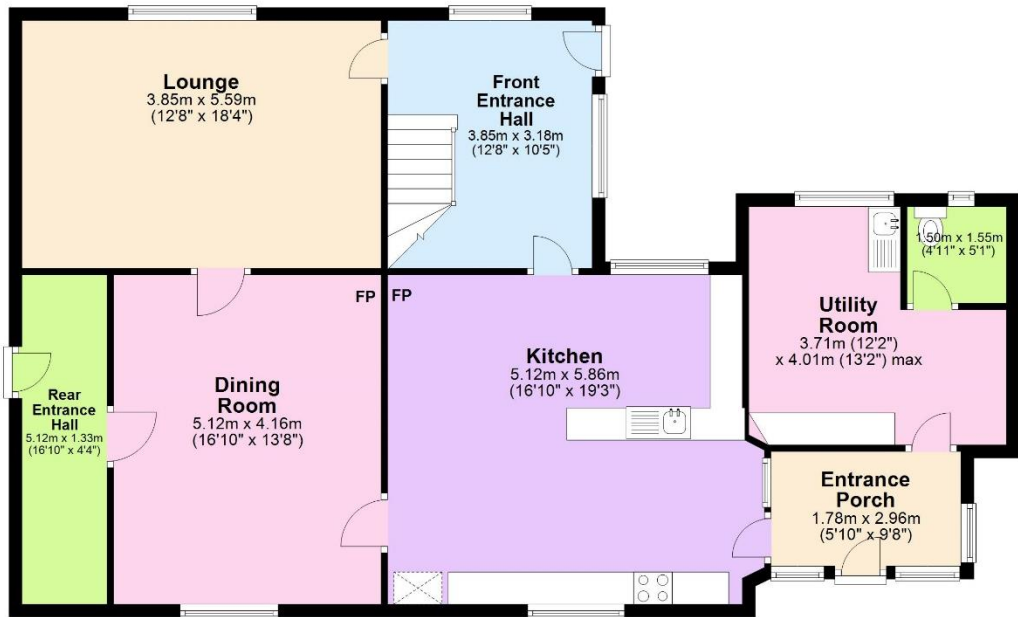
Both residential properties benefit from Mains Water, Mains Electricity, Oil Fired Central Heating, and a Private Drainage System.

Outside:

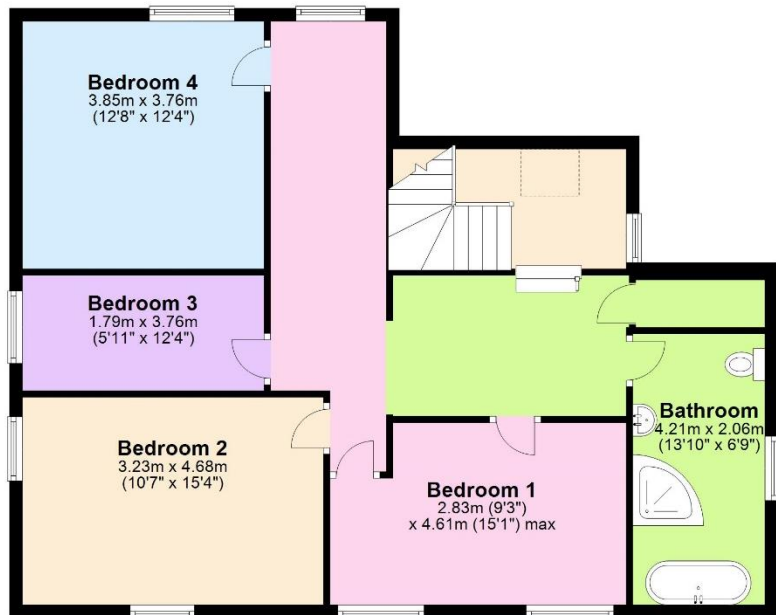
The Gardens to The Round House adjoin those of Pervin Farmhouse and are terraced lawns with borders of shrubs and trees.

Pervin Farmhouse:

Ground Floor



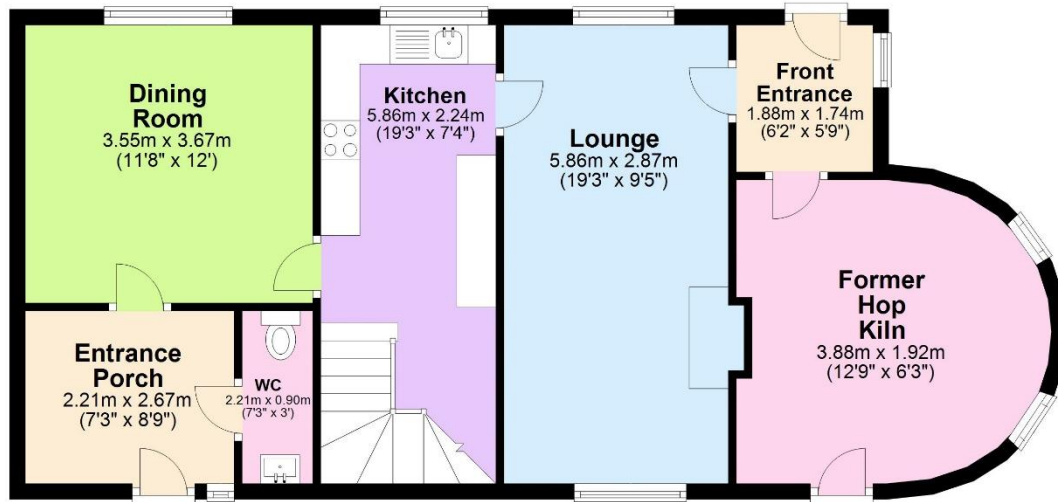
First Floor



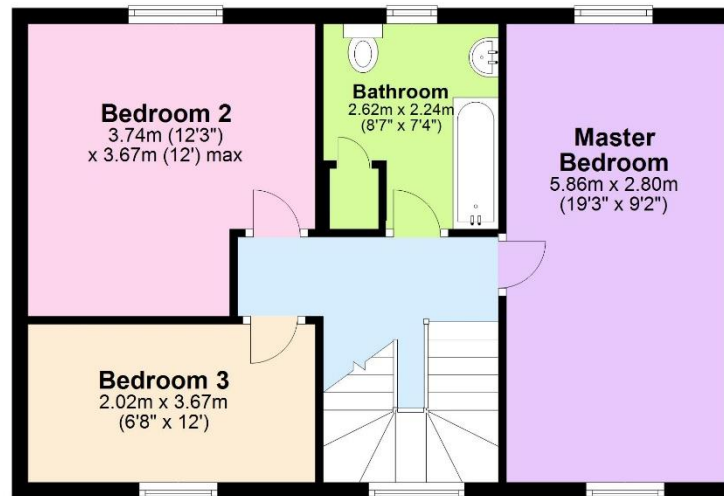
Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

The Round House:

Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale



Council Tax:

Pervin Farmhouse Band E
"The Round House" Band D

EPC:

Pervin Farmhouse Energy Rating F
"The Round House" Energy Rating E

Farm Services:

Mains Electricity is connected. The farm benefits from mains water and also a private supply which are interchangeable with both systems able to supply the farm buildings and field tanks as well as the two houses. The private supply is from a catch pit which then supplies a reservoir to the north of the farm powered by an electric submersible pump. The water then gravitates to the buildings, field tanks and houses. The fields to the south of the access drive are watered from the "Marlbrook". The "lower barn" cattle yard and the enclosure furthest south being Field 3924 are fed by another piped spring supply.

Farm Buildings:

The Wain House

With sheeted doors, cattle handling system and stone walling.

Lean-to Car Port

With stone walling and concrete floor

Workshop

With concrete floor, sheeted doors, and stone walling

Cattle Yard

42ft x 23ft6 with feed barrier and water tank

Cattle Yard

51ft x 31ft with barrier manger and water tank

Cattle Yard

90ft x 30ft with barrier manger and water tank.

Granary

Of stone and timber with first floor storage.

Circular internal Grain Store

Approx. 25T

Double Rectangular Grain Stores

2 x 15T approx.

Dutch Barn

9 Bays 116ft x 24ft

Cattle Yard

52ft x 32ft with barrier manger and water tank

Cattle Yard

60ft x 30ft with barrier manger and water tank

Implement Store

115ft x 24ft

Earth Walled Silage Pit

60ft x 36ft with concrete floor

Combine Store

45ft x 40ft

General Purpose Storage Building

120ft x 80ft with three water tanks

Cattle Yard

90ft x 80ft with central feed passage and water tanks.

Sheep Building

100ft x 68ft 6in An arched building with lean-to's to both sides and water tanks

Traditional Threshing Barn

87ft x 20ft

"Lower Barn" Cattle Yard

With **Dutch Fodder Barn** and **Cattle Yards** with a central feed passage. Piped spring fed water tanks. These buildings may have potential for conversion via a Class Q Application.

The Land:

The land amounts to approx. 286.32 acres and is Grade II and Grade III on the Land Classification Plan. The Grade II Land is to northeast and south of the farm with the remainder Grade III. The arable land has been limed as part of the rotation. The remainder has the natural presence of lime as some of the land is over "Canon Frome" limestone and Bromyard series Clay, hence the lime kiln on the right hand side as one proceeds up the drive. As the farm has been farmed predominantly with livestock the external and internal hedges, fences and gateways are in good condition. The enclosures are of good size for grazing, conservation and arable enterprises.

Tenure:

The property is offered freehold with vacant possession upon completion of the sale; however, the vendors reserve the right to hold a farm sale on the property and will "holdover" until the crops are harvested, and straw baled and removed. The vendors reserve the right to remain in the Farmhouse and Round House until the end of September 2024.

Ingoing Valuation:

There is the possibility that there may be some round bale silage available for sale to the purchaser. There will be no Ingoing Valuation for the planted crops as they will be harvested, and the straw will have been removed. There will be no claim whatsoever for dilapidations.

Timber, Sporting & Mineral Rights:

We understand that all these rights are included within the freehold sale. The sporting element of the farm could be greatly enhanced by the planting of woodland across the banks to the south of the houses and farm buildings.



Timber Extraction and Right of Way:

There are Timber Extraction Rights over Pervin Farm from the woodland to the west. The Extraction Rights are marked in Red on the accompanying plan from A to B, C to B, B to D, E to D and F to G. There is also a Right of Way from Points X to Y partly down Pervin Farm drive for the benefit of both Camp Farm as well as Brierley Wood, Pervin Wood and Roundstone Coppice. The details of which are contained under the relevant Registered Titles, which will be available to be reviewed as part of the legal pack.

The Access:

The lane leading to Pervin Farm drive from the former A49 is not an adopted highway, it is a public bridleway, which has been the access to the farm for the Pryce family since 1952.

Public Rights of Way:

There is a Public Bridleway along the lane leading to Pervin Farm drive. There is also a Public Bridleway crossing parcels 9278, 0514, 9895, and 8883, however it reaches a dead end and is therefore very rarely exercised.

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:

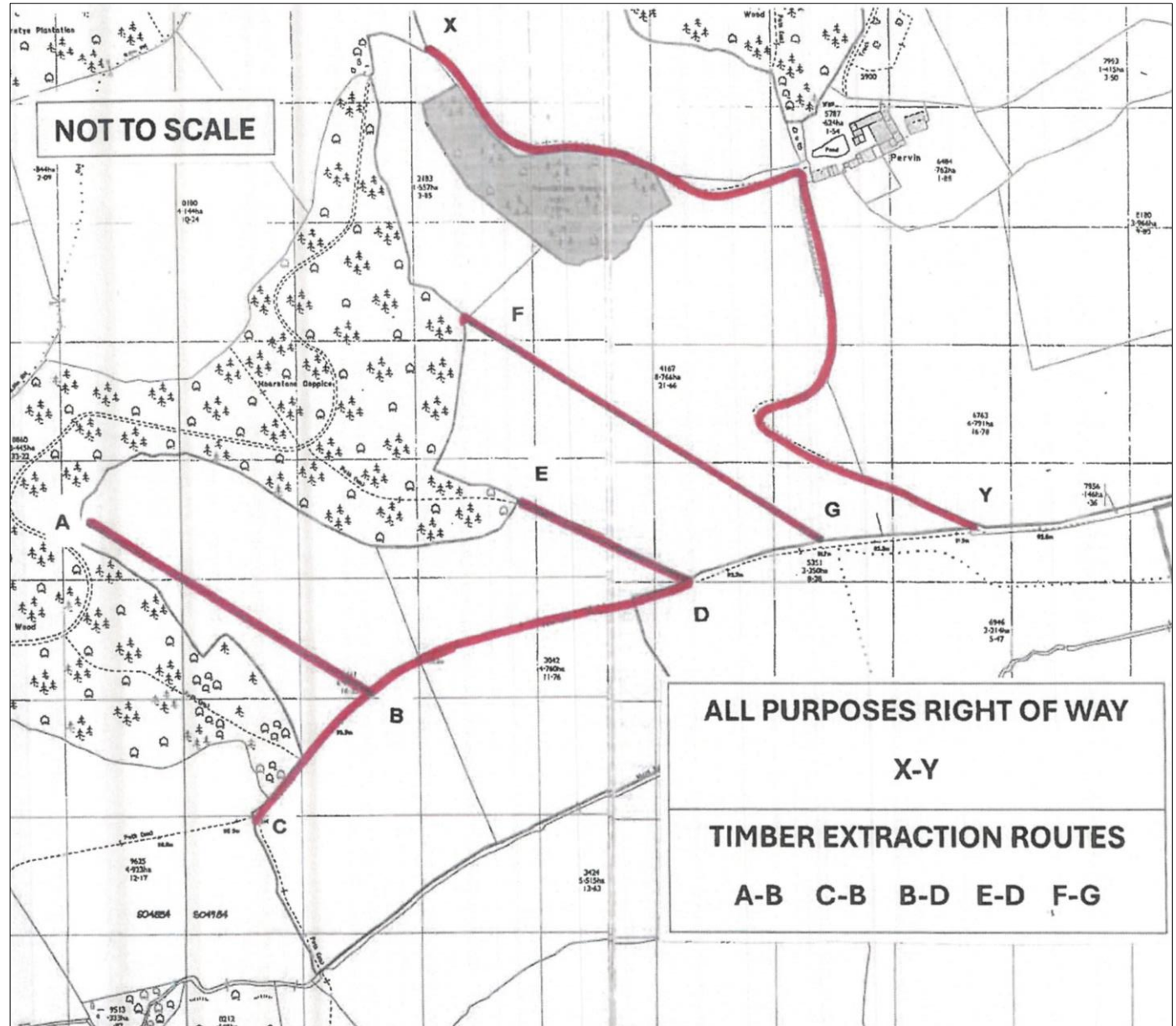
Prospective Purchasers must make their own enquires to the Local Planning Authority.

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.

Contaminants:

The Vendors and the Agents accept no liability for any Contaminants on the property.

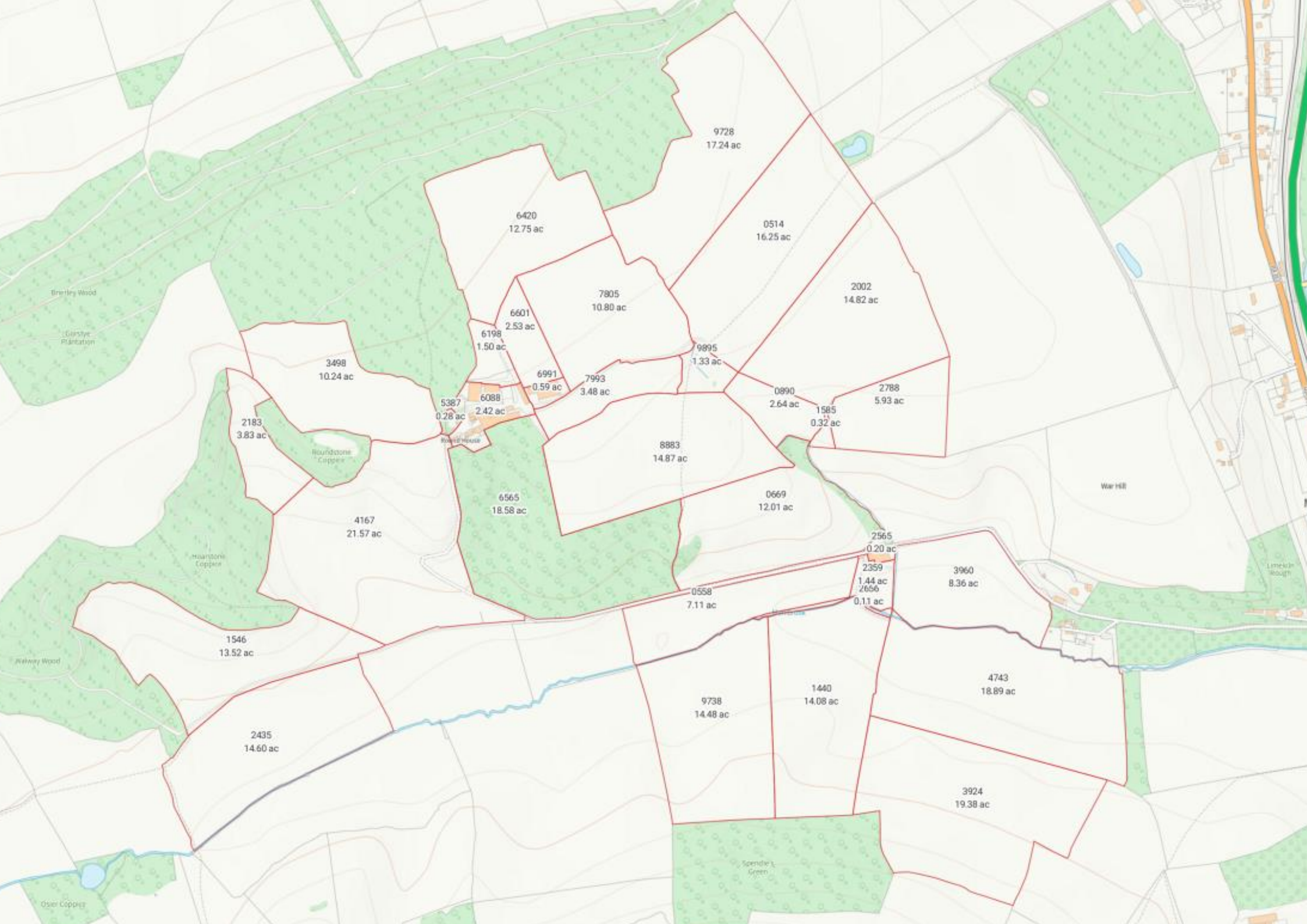






Schedule:

NG Number	Field Name	Total Field Size (Acres)	Total Field Size (Ha)	Designation
1546	STRAWBERRY BANK	13.52	5.4711	Grassland
2183	HOLLOW	3.83	1.5483	Grassland
2435	GATTERTOP	14.6	5.9087	Grassland
3498	CAMP	10.24	4.1439	Grassland
4167	LANE	21.57	8.7279	Grassland & Manmade Track
5887		0.03	0.0149	Farmyard
6198	ORCHARD	1.5	0.6081	Grassland & Hard Standing
6565	HOUSE BANK	18.58	7.5189	Grassland
6991		0.59	0.2376	Farm building & Farmyard
7993	SLANG	3.48	1.4100	Grassland
8883	COTTAGE	14.87	6.0168	Arable land
9738	COLD OAK	14.48	5.8618	Arable land
9895	POOL PATCH	1.33	0.5382	Pond, Grassland & Scrub
6420	OLD LANDS	12.75	5.1615	Arable land
6601		2.53	1.0257	Grassland
7805	PEAR TREE	10.8	4.3697	Grassland
9728	PIT FIELD	17.24	6.9754	Arable land
0558	LONG FIELD	7.11	2.8793	Arable land
0669	WHARTON	12.01	4.8604	Grassland & Woodland
0890	POOL ROUGH	2.64	1.0687	Grassland
1440	WOOD BANK	14.08	5.6986	Grassland
1585		0.32	0.1293	Grassland
2359		1.44	0.6617	Grassland, Hard Standing & Farmyard
2656		0.11	0.0431	Grassland
2788	TRIANGLE	5.39	2.3978	Grassland
3924	CUCKOO PEN	19.38	7.8433	Grassland
3960	CORNER	8.36	3.3831	Grassland
4743	BOTTOM BANK	18.89	7.6434	Grassland
0514	RIDDINS	16.25	6.5754	Grassland
2002	WHARTON FIELD	14.82	5.9975	Grassland
5387		0.28	0.1147	Woodland
6088		2.42	0.9809	Farmyard
2567		0.14	0.0603	Hard standing
		286.32	115.8759	





Uplift Clause:

There will be an Uplift Clause of 25% over a twenty-year period from the date of completion. The Uplift Clause will be triggered by the grant of Planning Consent for non-agricultural use including Q Class Consent.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Plans, Areas, Schedules:

The land measurements are largely based on those used by the Rural Payments Agency (RPA) but are to be used only as a guide. The Purchasers shall be deemed to have satisfied themselves as to the description, land measurement, extent and boundaries of the property. It is for prospective purchasers to check and satisfy themselves as to the exact measurements of the land. Any error or mistake or incorrect measurement shall not annul the sale or entitle any party to compensation in respect thereof.

Basic Payment Scheme:

We understand that the land has been registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the vendors.

Stewardship Schemes:

In so far as we are aware the land is not the subject of any Environmental Stewardship Scheme.

Nitrate Vulnerable Zone & Floodzone:

The land is situated within a Nitrate Vulnerable Zone. Part of the land through which the Marl Brook crosses is situated in Floodzone 2 & 3.

Mode of Sale:

The sale is upon kind instructions from Messrs R E Pryce and Sons and Pervin Farm is being offered for sale as a whole by **Informal Tender**. Prospective Purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer for the farm. It is envisaged that no further negotiations will be entered into after the informal tender closing date. The Informal Tender Documents should be signed by the proposed Purchaser (s) stating the proposed purchase price and should include a complete Land Registry Identity Form (ID1). These are to be received by Richard Hyde at Sunderlands Office, The Livestock Market, Roman Road, Hereford, HR4 7AN by **12 Noon on Friday 12th July 2024**. Envelopes should be marked "Informal Tender for Pervin Farm" and substantially sealed.

The Vendors reserve the right not to accept the highest, or any, offer if they so wish. The vendors will then confirm which (if any) proposed offer to purchase is acceptable to them and the Solicitors will then proceed to exchange contracts by the end of July 2024 with an aim to complete the sale by the end of August 2024 (or earlier by mutual agreement). If Prospective Purchasers are not able to exchange contracts by the end of July 2024 the Vendors reserve the right to consider other offers as exchange and completion of the contract is of paramount importance this summer. The Vendors reserve the right to accept an offer prior to the Informal Tender date.

Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must include a copy of their completed Land Registry Identity Form (ID1).

Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection at the Solicitors Offices from Monday 10th June 2024.

The Contract is not available to take away or be photocopied. However, the Vendors Solicitors will distribute a Contract pack upon request but they reserve the right to charge a nominal amount for doing so. Please make any further enquiries directly to the Vendors' Solicitors.

Purchasers will be deemed to have bid on the basis of full knowledge of the Contract and Special Conditions of Sale, whether they have inspected them or not.

Directions:

From Hereford and Leominster take the A49 Trunk Road north from Hereford and south from Leominster.

From Hereford proceed north over Dinmore Hill and at the bottom of Dinmore Hill approx. 10 miles from Hereford is an island. Take the first turn to the left and proceed along this former A49 road towards Leominster for approx. 0.25 miles where the farm drive will be indicated on the left hand side.

From Leominster travelling south approx. 3 miles from Leominster take the third turning to the left off the island and proceed for approx. 0.25 miles where the farm drive will be indicated on the left hand side.

Selling Agents:

Sunderlands

Richard Hyde Tel: 07977 467165
Tara Boulton Tel: 07824 552830

Viewing:

Strictly by appointment with the Agents.

Viewing days have been tentatively set at 6th, 13th, 20th & 27th June.

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

Agents Note:

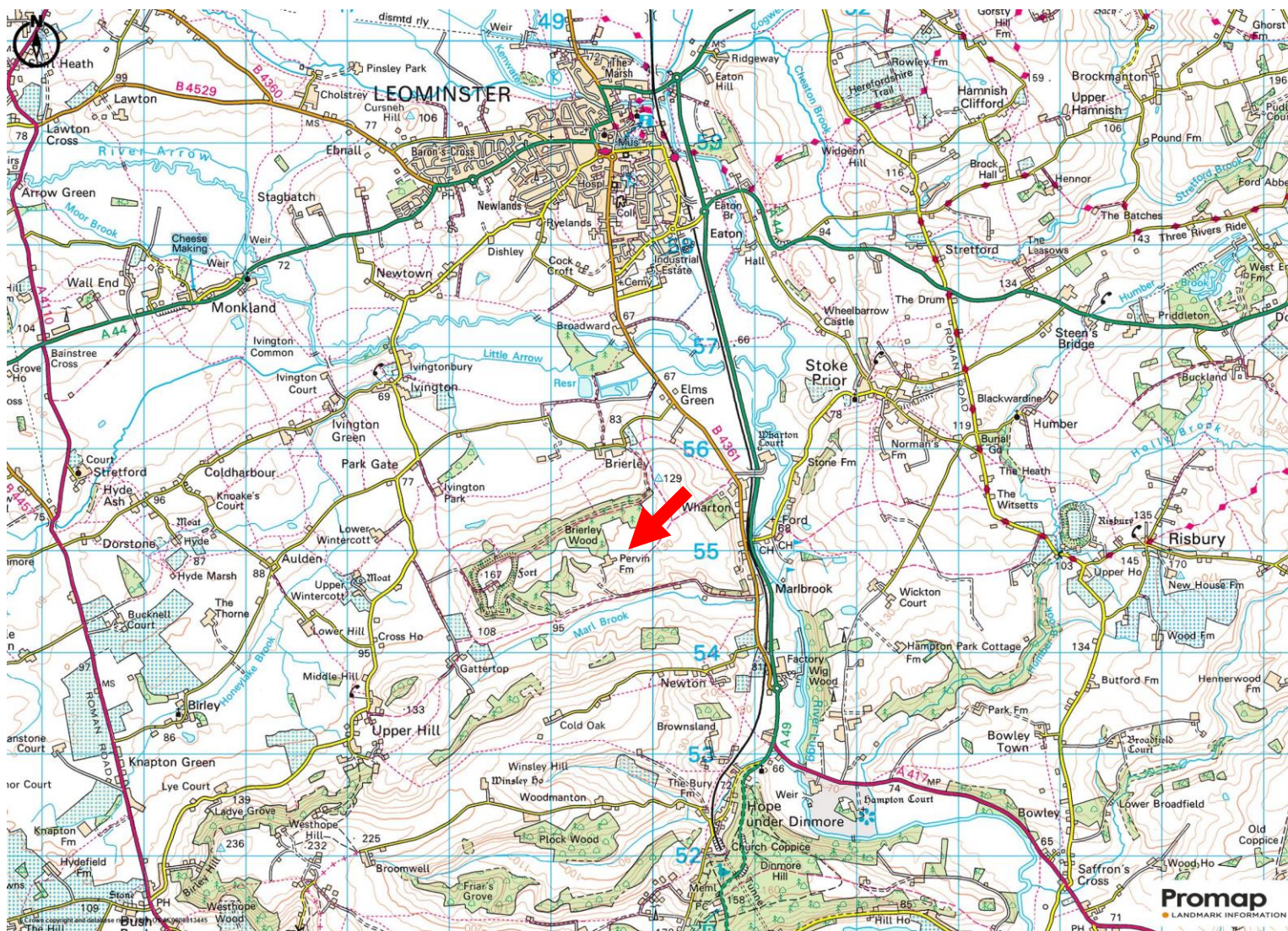
Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

We understand that the utility searches are being undertaken by the Vendors Solicitors and will be available via the Contract pack, however potential Purchasers may wish to make their own enquiries.

Vendors Solicitors:

FAO Anthony Mears
Messrs H Vaughan Vaughan & Co
Manchester House, 50 High Street
Builth Wells, Powys, LD2 3AD
Tel: 01982 552331
Email: anthony@hvaughan.co.uk





Pervin Marlbrook LEOMINSTER HR6 0PE		Energy rating F
Valid until 6 May 2034	Certificate number 0690-3037-2205-4564-5200	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Round House Marlbrook LEOMINSTER HR6 0PE		Energy rating E
Valid until 1 May 2034	Certificate number 0497-3037-7205-6464-5204	

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

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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.