

TWO HOOTS FARM

BROMYARD, HEREFORDSHIRE



TWO HOOTS FARM

BROMYARD, HEREFORDSHIRE, HR7 4FQ

Bromyard 2 miles | Hereford 13 miles | Worcester 17 miles | Ledbury 17 miles

LOT 1: FARMHOUSE, BUILDINGS & ABOUT 26.5 ACRES OF LAND

Substantial 6 bedroomed Detached Farmhouse | Range of modern farm buildings | Partly dismantled former Anaerobic Digester site | 500KW grid connection | Grade 2 & 3 Land | In total extending to about 34.73 acres

Guide Price: £1,250,000

LOT 2: ABOUT 140.81 ACRES OF LAND

About 133.43 acres of Grade 2 & 3 Arable | About 6.64 acres of Amenity Woodland | Internal Access Track | Access to the North and South | No Potatoes or Maize grown for over 10 years

Guide Price: £2,000,000

LOT 3: ABOUT 14.86 ACRES OF LAND

About 14.23 acres of Grade 2 & 3 Land | 0.63 acres of Woodland | Private Access Drive off Pencombe Lane

Guide Price: £100,000

IN ALL ABOUT 190.44 ACRES (77.07 HECTARES)

FOR SALE BY FORMAL TENDER

TENDER DEADLINE 12 NOON ON FRIDAY 24TH JANUARY 2025

REF: PETER KIRBY & KATIE BUFTON





Location

Two Hoots Farm is situated in north east Herefordshire about two miles west of the market town Bromyard and 13 miles north east of the Cathedral City of Hereford. The farm is conveniently located between the A465 Bromyard to Hereford road and the A44 Bromyard to Leominster road whilst still being in a private elevated location at the top of a sweeping farm drive. A location plan forms part of these details.

Description

Two Hoots Farm presents an exciting opportunity to purchase a ring fenced predominantly arable farm in an elevated position at the top of a sweeping driveway. The farm comprises a traditional 6 bedroomed farmhouse with extensive range of modern buildings, significant silage clamps, former partly dismantled AD site, 500KW grid connection and land extending in total to about 190.44 acres. The land is predominantly Grade 2 & 3 Arable land with some woodland blocks. The farm is available as a Whole or in 3 Lots by Formal Tender.



Lot 1: Farmhouse, Buildings & Land

Lot 1 comprises a substantial detached six bedroomed farmhouse with an extensive range of farm buildings, a partially dismantled former Anaerobic Digestion unit with large silage clamps, 500KW grid connection and land in total extending to about 34.73 acres. The property is located at the top of the farm drive over a kilometre away from Pencombe Lane. This access track is included the ownership of Lot 1 as per the plan attached.

Two Hoots Farmhouse

The traditional substantial detached brick farmhouse is well proportioned with a southerly elevated aspect and far reaching views over the surrounding countryside. The farmhouse is in need of updating but provides potential for a wonderful family home.

The accommodation comprises:

Entrance Porch

Front door leading to porch with tile floor, dual aspect windows.

Entrance Hall

Hallway with door to downstairs WC, living room, dining room and kitchen with staircase leading to first floor.

Kitchen/Breakfast Room (4.06m x 7m)

Large open plan kitchen with tile floor, oil fired four oven AGA with brick and timber surround, traditional timber effect wall and base kitchen units and plumbing for a dish washer. Double door through to conservatory and door to utility.

Conservatory (3.1m x 7.56m)

Large conservatory with windows overlooking the south facing garden and french doors leading to the garden.

Dining Room (5.09m x 3.73m)

With traditional fireplace, open doorway leading to conservatory and door to kitchen.

Utility

Utility with dual aspect windows, sink unit and plumbing for washing machine.

Living Room (5.14 x 7.1m)

Large living room with a feature brick and timber surround housing the traditional inglenook fireplace. The room benefits from dual aspect views over the front and rear garden and exposed timber beams.

Store Room (3.9m x 3.58m)

Door to rear garden and window overlooking rear garden. Door to adjoining garage and office.

Office (2.56m x 3.57m)

Office with window overlooking the front garden.



Attached Garage (5.43m x 3.65m)

Garage with concrete block walls, single window, external garage doors and concrete floor.

First Floor

Large landing running almost the full length on the house with a window providing natural light and inbuilt hallway cupboards housing hot water tank.

Bedroom 1 (4.07m x 3.09m)

Double bedroom with a single window overlooking the front garden.

Bedroom 2 (5.15m x 2.9m)

Large double bedroom with two windows overlooking the rear garden.

Shower Room (3.02m x 1.9)

Shower room with corner shower, low flush WC, bidet, wash hand basin and window overlooking the front garden.

WC

With low flush toilet.

Bedroom 3 (2.87m x 4.16m)

Double bedroom with a single window overlooking the rear garden and small adjoining cupboard with further window.

Bedroom 4 (4.17m x 2.86m)

Double bedroom with a single window overlooking the front garden and small cupboard.

Family Bathroom (2.5m x 2.4m)

Bath with shower over, wash hand basin unit and window overlooking the front garden.

Bedroom 5 (3.83m x 2.41m)

Double bedroom with store cupboard and window overlooking the front garden. Adjoining loft space providing scope for further storage or extension subject to all necessary consents.

Bedroom 6 (2.83m x 2.5m)

Bedroom with a single window overlooking front garden.

Attic

Attic space currently divided into two rooms providing additional storage space or scope for extension subject to all necessary consents.

Externally

The farmhouse benefits from a large south facing lawned garden and a further garden to the north with gravel turning circle parking.



Ground Floor



First Floor





Farm Buildings

1) General Purpose Building (21.6m x 32m)

Steel portal framed seven bay general purpose building with sheet sides and a concrete floor.

2) Dutch Barn and lean-to (16.6m x 32m)

Steel portal framed seven bay Dutch Barn with lean-to. The barn has sheet sides and an earth floor.

3) Former Potato Store (25.2m x 24.18m)

Modern steel portal framed four bay store with high eaves, concrete floor and panel walls.

4) Grain Store Lean-to (25.2m x 11.28m)

Steel portal framed four bay lean-to with concrete panel sides, concrete floor and high eaves.

5) Silage Pit (25.2m x 15.2m)

Steel framed pit with concrete panel walls and floor.

6) Former AD Facilities

Two partly dismantled primary and secondary anaerobic digester plants with connecting pump room and separate end storage tank and surface water pond. The tanks have a combined capacity of around 8,415 m³ (8,415,000 litres). There is a nearby former CPH building and store divided into three separate rooms (7.8m x 12.9m).

7) Silage Pit (51m x 40m)

Substantial single silage pit with concrete panel walls, concrete floor and perimeter drain. The silage pit capacity is around 5,000 tonnes.

8) Dutch Barn with lean-to (11.4m x 18.2m)

Steel framed four bay Dutch barn with part concrete floor.

9) Open fronted barn (18.2m x 7.3m)

Metal framed four bay open fronted Dutch barn with an earth floor.

10) Pole Barn (23m x 9.2m)

Timber framed five bay pole barn with tin sides and an earth floor.

Fixtures & Fittings

The Dorset Dryer is excluded from the sale. The weighbridge is excluded but may be available by separate negotiation.



Lot 1 Land

Lot 1 extends in total to about 34.73 acres (14.05 hectares) of which around 26.52 acres is arable, and the remainder is farmhouse, buildings and track. The land is located to the south and east of the farmhouse and buildings.

Soilscapes describes the land as slightly acidic loamy and clayey soils with moderate to high fertility suitable for a range of crops. The land is divided into three main parcels and classified as Grade 2 & 3 according to the Provisional Agricultural Land Classification maps. The land has been predominantly been used to grow grass in recent years and has not grown potatoes or maize for over 10 years.

LOT 1			
Field Number	Description	Acres	Hectares
SO6253 6850	Farmhouse	0.54	0.22
	Buildings, Yard & track	4.43	1.79
	AD Site	3.24	1.31
SO6253 3965	Arable	11.01	4.46
SO6255 5281	Arable	15.51	6.28
Total		34.73	14.05
LOT 2			
Field Number	Description	Acres	Hectares
SO6253 6850	Arable	17.67	7.15
SO6253 9257	Arable	39.5	15.99
SO6253 1080	Arable	21.62	8.75
SO6253 5281	Arable	11.08	4.48
SO6253 9728	Arable	32.93	13.33
SO6253 1738	Arable	10.63	4.30
SO6253 5281	Farm Track	0.74	0.30
SO6253 7363	Woodland	1.41	0.57
SO6253 9728	Woodland	5.23	2.12
Total		140.81	56.99
LOT 3			
Field Number	Description	Acres	Hectares
SO6353 2048	Land	14.23	5.76
SO6353 3051	Woodland	0.63	0.254958
Total		14.86	6.01

Lot 2: About 140.8 acres of Arable & Woodland

Lot 2 extends in total to about 140.81 acres of which about 133.43 acres is Arable, about 6.22 acres is woodland and the remainder is farm track.

The land is divided into six main parcels and classified as Grade 2 & 3 according to the Provisional Agricultural Land Classification maps.

The land benefits from access via the main farm track dotted yellow off Pencombe Lane and a shared access track to the north as shown dotted red onto Green Lane.

The land has been predominantly been used to grow grass in recent years and has not grown potatoes or maize for over 10 years.

Lot 3: About 14.86 Acres

This is a single parcel of land known as Quarry Field with a private driveway off Pencombe lane. There is a small sling of woodland of about 0.27 hectares.





9728

1738

5281

5281

Lot 1

3965

7363

6850

Lot 2

1080

9257

Lot 3

2048



Services

Lot 1 - The farmhouse benefits from Airsource heating, solar panels, private drainage and a private water supply from a Spring located on the neighbouring property. This Lot benefits from three phase mains electricity. The services have not been tested.

Lot 2 & 3 - There are no services currently connected.

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 including all existing services and media across Lots 2 & 3 that serve Lot 1.

Lot 1 benefits from an existing right of way across the neighbouring property's access track dotted blue on the plan. It also benefits from an existing right to lay pipes/services across the neighbouring land to the west.

Lot 2 benefits from a right of way along the main farm access track dotted yellow which is retained with Lot 1 and is subject to a maintenance contribution according to user. Lot 2 also benefits from an existing right of way over a neighbouring property as dotted red on the plan.

We are not aware of any public footpaths crossing any of the farm.

Council Tax Band

The Farmhouse is Band E.

Planning

Lot 1 benefits from the following planning history:
P242000/PA7 - Application for prior notification for an extension of an agricultural storage building for the storage of silage and straw and briquette processing. Prior Approval not required. Decision dated 16 March 2023. Not yet implemented.

P130161/N - Development of a 500kW on farm anaerobic digester and ancillary development. Decision dated 5 April 2013. Now decommissioned.

Lot 2 benefits from the following planning history:
P242000/PA7 - Application for prior notification for a proposed 3m wide stone track to access the land in all weather conditions. or Approval not required. Decision dated 29th August 2024. Partly constructed.

EPC

The Farmhouse has an Energy Performance Rating of C.

Tenure

The Vendor reserves holdover in the silage clamps and Building 1 until the 31st March 2025. The Vendor reserves the right to hold a farm machinery sale in field 5281 of Lot 1 until the 31st March 2025.

Local Authority & Public Utilities

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

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

National Grid, Vincent Carey Rd, Hereford HR2 6LB

Mode of Sale

The farm is being offered for sale as a whole or in 3 Lots by Formal Tender. Purchasers will be deemed to have bid on the basis of the Contract and such conditions, whether or not they have inspected them. The Tender is legally binding.

The Vendors reserve the right to not accept the highest, or indeed any offer. The Vendor reserves the right to accept an offer prior to the Tender date.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price and completed Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) for Anti-Money Laundering purposes.

Tenders are to be received at the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by Friday 24th January 2024 at 12 noon. Envelopes must be marked "Tender for Two Hoots Farm"

The deposit cheque should be made payable to Harrison Clark Rickerbys Limited.

The Vendors will then confirm which (if any) proposed offer to purchase is acceptable to them and the Solicitors will then immediately effect an exchange of Contracts with a completion date of 21st February 2025 (or earlier by mutual agreement).

All unsuccessful bidders will have their deposit cheque(s) returned and unsuccessful Contracts and documentation will be destroyed.

Vendors Solicitors

Matthew Hayes
Harrison Clark Rickerbys
29 Broad Street
Hereford HR4 9AR
Tel: 01432 349670
Email: MCHayes@hcrlaw.com

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. Any interested parties should check the Title Plan before proceeding to purchase.



Basic Payment Scheme & Stewardship Schemes

The delinked BPS payments are reserved by the Vendor. The land is currently entered into SAM3: Herbal Leys under a Sustainable Farming Incentive scheme. There is also a capital grant in place for the partly constructed hardcore track through Lot 2 and for coppicing bankside trees. Further information is available in the Legal Pack.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale. Full information available in the legal pack.

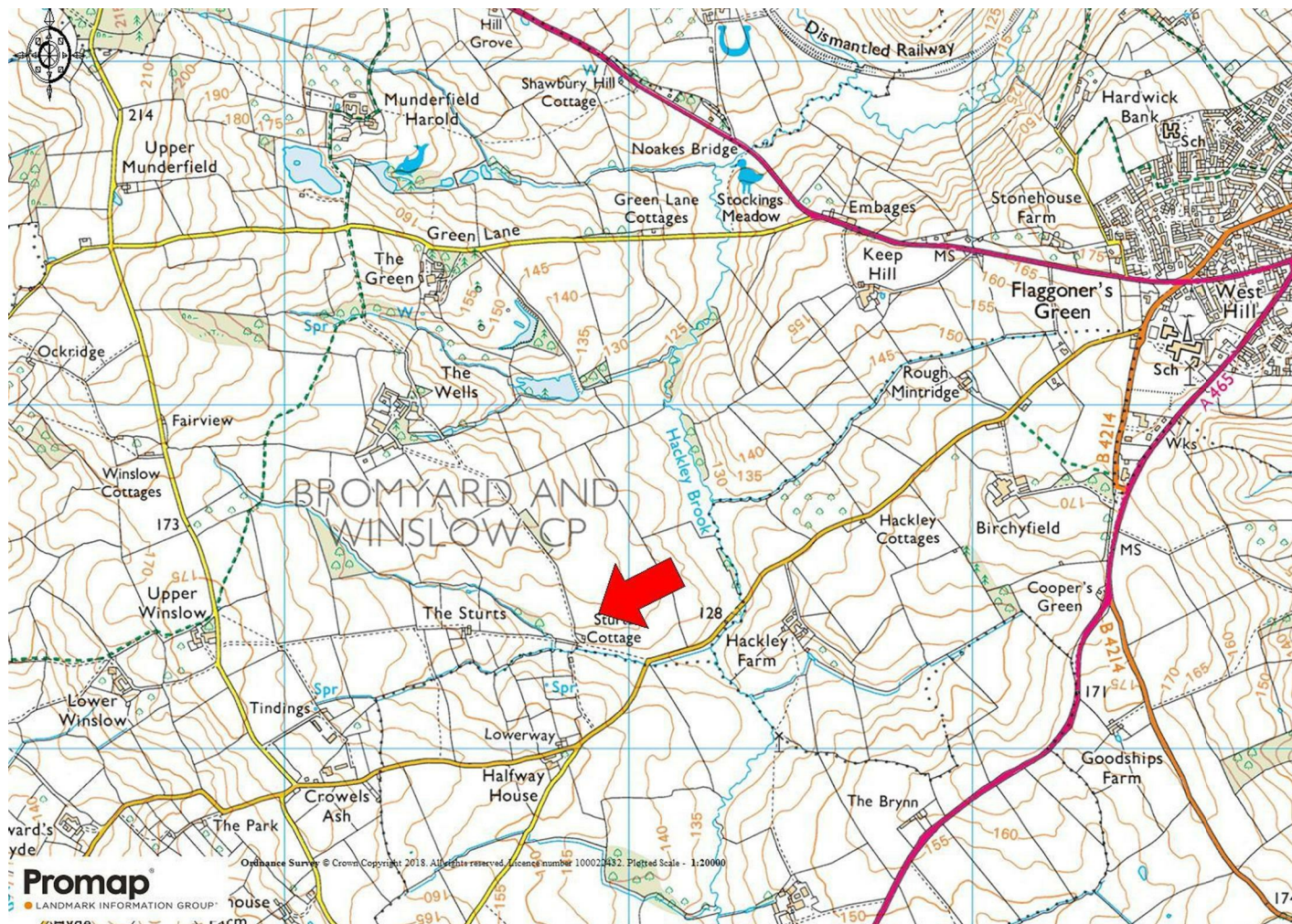
Agents Note

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 or warranty whatsoever in relation to the property.





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.

Viewing

Strictly by appointment with the Agents Peter Kirby & Katie Bufton on 01432 356161 (Option 3)

Directions

From Bromyard take the Pencombe road off the B4214. After one mile turn right just prior to the Equestrian Centre and follow the track.

What3Words

Lot 1:///grandest.chief.frock

Lot 2:///ditched.scratches.screeches

Lot 3:///waistcoat.overdone.ounce

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	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

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.