

OLD HOUSE FARM

BRINGSTY, BROMYARD, HEREFORDSHIRE



OLD HOUSE FARM

BRINGSTY, BROMYARD, HEREFORDSHIRE, WR6 5TR

Malvern 10 miles | Worcester 13 miles | Ledbury 14 miles | Hereford 15 miles

LOT 1 - FARMHOUSE, BUILDINGS & LAND

Substantial Grade II Listed 5 bedroomed farmhouse in need of modernisation

Attractive Traditional Stone Range of Buildings | Two Modern Steel Portal Framed General Purpose Buildings

Predominantly Grade 2 Land | Around 41 acres of Arable/Grassland | 21.18 acres of grassland and Motocross Track | Total 70 acres

GUIDE PRICE: £1,650,000

LOT 2 - ARABLE LAND

Around 17.62 Acres | Grade 2 & 3 Arable Land | Single Field | Roadside access onto the Malvern Road

GUIDE PRICE: £225,000

LOT 3 - ARABLE LAND

Around 37.75 Acres | Grade 2 & 3 Arable Land | Single Field | Roadside access onto the Malvern Road & Linley Green Road

GUIDE PRICE: £475,000

IN ALL ABOUT 125.4 ACRES

FOR SALE BY PRIVATE TREATY



Location

Old House Farm occupies a private yet accessible rural position just outside the Herefordshire market town of Bromyard and is surrounded by beautiful rolling countryside. Bromyard offers various everyday amenities including local shops, cafés and pubs and small supermarkets. There is also a community hospital and state primary and secondary schooling. Hereford, Great Malvern, Worcester and Cheltenham are all easily accessible, providing a wealth of amenities including large supermarkets, high street retailers, leisure and sports facilities, bars and restaurants and excellent schooling such as Malvern College, Hereford Cathedral, RGS and Kings School in Worcester and Cheltenham College. Local road connections include the A44, which provides easy access to the M5. Rail services are available in Worcester, including direct trains to London Paddington in about 120 minutes and Birmingham New Street in about 45 minutes.



LOT 1

Old House Farmhouse

The substantial Grade II Listed five bedroomed farmhouse, built between the 1600s and 1700s, features a blend of stone, brick and partial timber framing beneath pitched tiled roofs. Rich in traditional character, the property boasts far-reaching views across the surrounding rural countryside. The property would benefit from modernising.

Ground Floor

Sitting Room

with brick inglenook fireplace, multi-fuel burner, door to front garden and French doors to Conservatory.

Lounge

with tiled fireplace and electric fire, bay window overlooking the front garden.

Kitchen

with gas fired Rayburn, range of fitted wall and base units, stainless steel single drainer sink unit, tiled floor, exposed beams, understairs pantry space and dual aspect windows.



Porch & Entrance Hall

wooden entrance porch leading to a hallway with quarry tile floor.

Utility Room

with Belfast sink unit, quarry tile floor, plumbing for washing machine and window overlooking the front garden.

Freezer Room

with stable door to rear garden, quarry tile floor and part-exposed stone wall.

Office

with vinyl floor, window overlooking the front garden, and part-exposed stone wall.

Cloakroom

with wash-hand basin, toilet and window to the rear garden.

Conservatory/Rear Porch

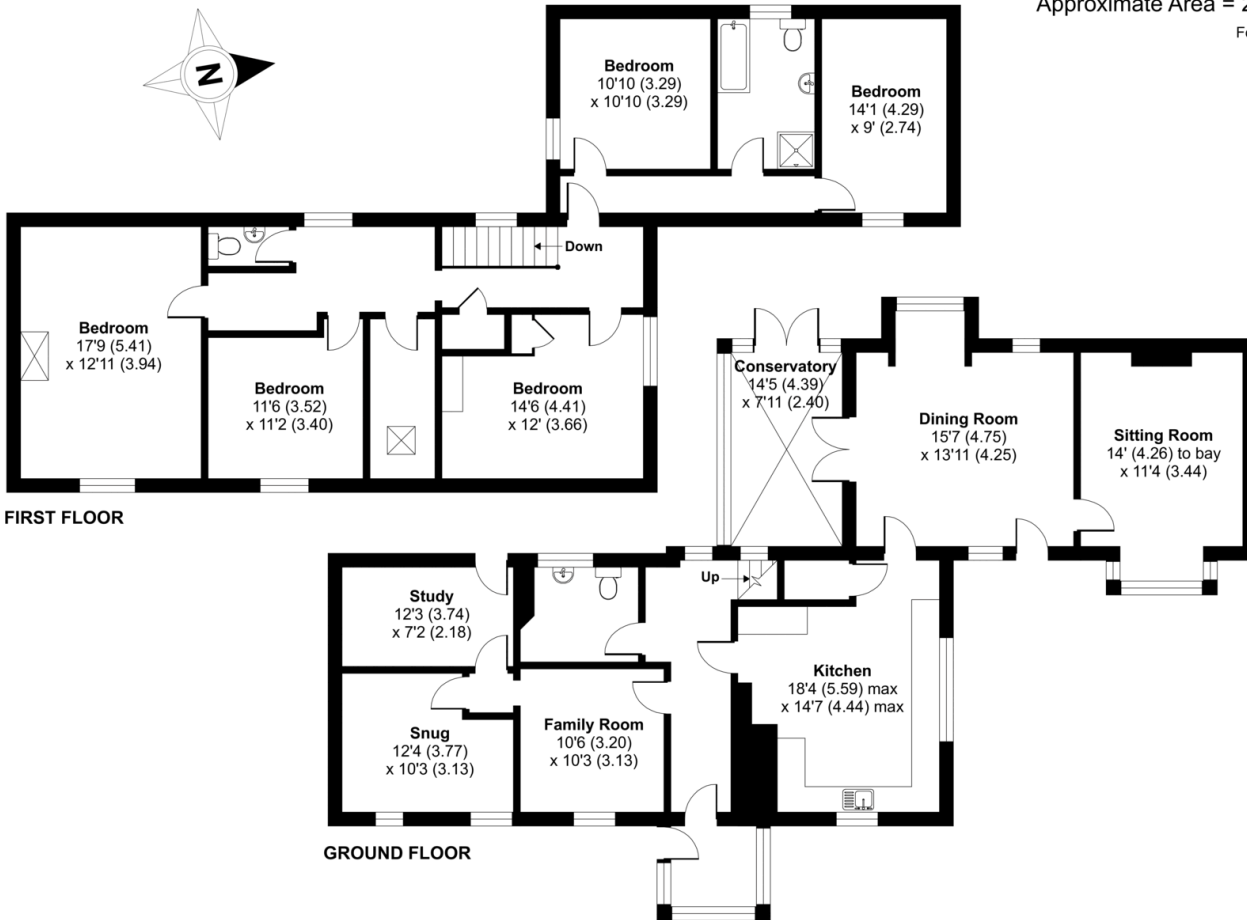
timber framed conservatory with views overlooking the rear garden and part-exposed stone wall.



Old House Farm, Malvern Road, Bringsty, Worcester, WR6

Approximate Area = 2581 sq ft / 239.8 sq m

For identification only - Not to scale



First Floor

Landing

with window providing natural light along the two-part landing and an airing cupboard.

Bedroom 1

double room with exposed beams and triple aspect windows.

Bedroom 2

double room, exposed beams, window overlooking front garden with sloping ceiling.

Sewing Room

with carpet floor, Velux window, exposed beams and loft hatch.

Cloakroom

with wash-hand basin and low-level WC.

Bedroom 3

double room, exposed beams, loft hatch, sloping ceiling and window over the side garden.



Inner Landing

Bedroom 4

double room with window overlooking the rear garden.

Bedroom 5

double room and window overlooking front garden.

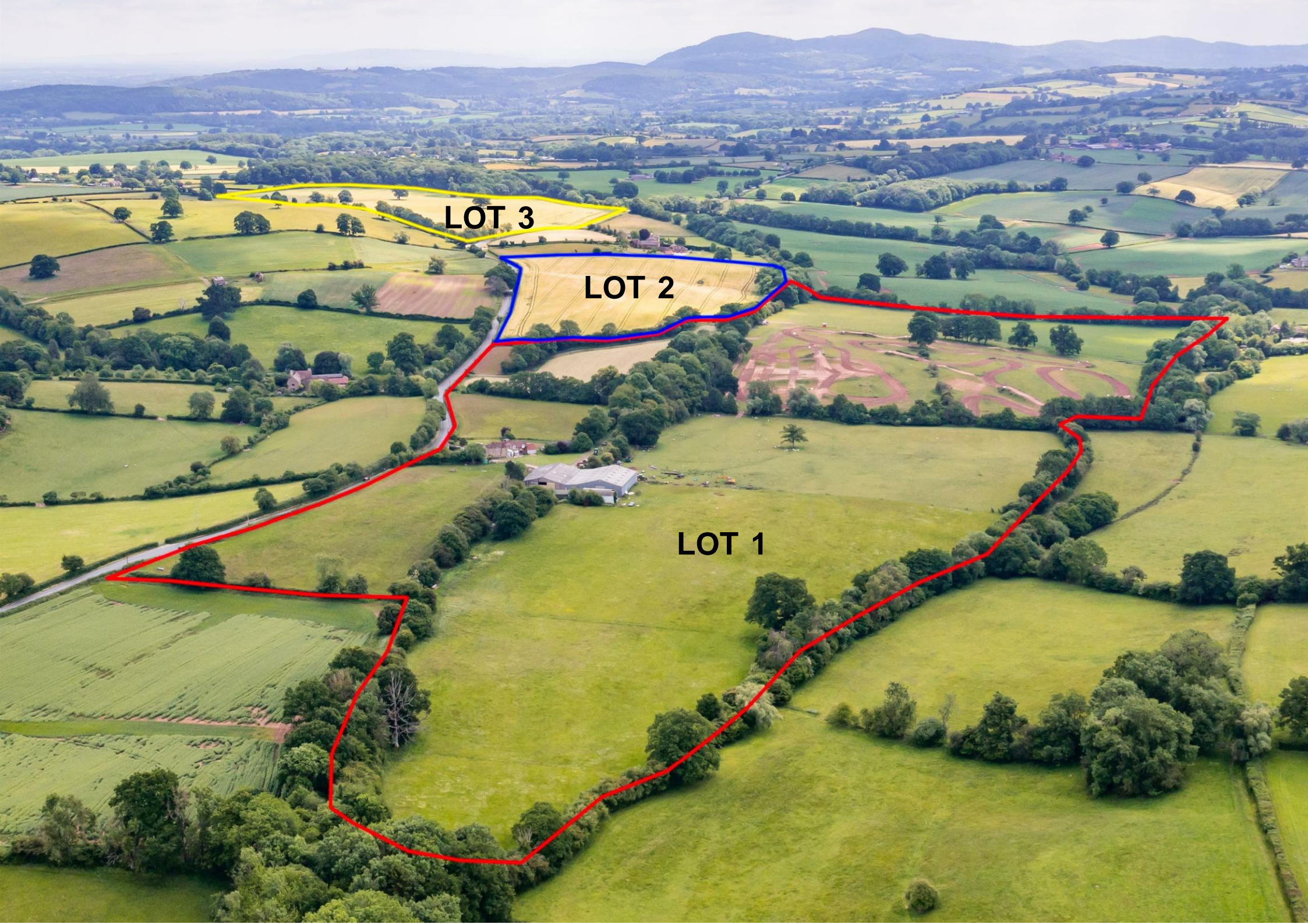
Family Bathroom

with panel bath, pedestal wash-hand basin and toilet. separate shower, tiled walls and wall heater.

Outside

The property benefits from a landscaped garden and parking area to the front with small pond and vegetable patch. A lawned garden is located to the East and to the West of the house with a driveway through to the modern farm buildings and land.





LOT 3

LOT 2

LOT 1

Farm Buildings

The farm benefits from a mixture of modern and traditional buildings conveniently located into two separate yard areas. The modern buildings can be accessed via the main farm drive and by a separate roadside access. The buildings briefly comprise:-

1) Traditional Two Storey Stone Barn

8.23m' x 4.57m' (27' x 15')

With pitched tile roof divided into two rooms with traditional stable doors, windows and room above currently utilised as a home gym.

2) Traditional Stone and Timber Clad Barn

11.58m' x 5.49m' (38' x 18')

Full height barn under a pitched tile roof with flagstone floor, used historically as a grain store.

3) Traditional Stone Single Storey Barn

16.46m' x 4.57m (54' x 15')

Constructed of part-stone, part-concrete block under a pitched tile roof currently divided into three stores.

4) Dutch Barn with lean-to

20.98m' x 14.99m' (68'10" x 49'2")

4 bay barn with clad sides with lean-to to one side.

5) Modern General Purpose Building

27.43m' x 24.69m (90' x 81)

Steel framed with clad sides, roller doors to each end and an earth floor. Adjoining covered yard with a concrete floor.

6) Modern General Purpose Building

18.29m x 27.43m (60 x 90)

Substantial steel framed open span building with central concrete feed passage.

7) Dutch Barn

13.72m' x 6.40m' (45' x 21')

3 Bay sheeted barn with lean-to.

8) Sheep Shed

13.72m' x 5.49m' (45' x 18')

Steel framed modern barn with part concrete block walls and part corrugated sheeting.

Land

The farm in total extends to around 70 acres (28.35 hectares) of which we understand around 41 acres is capable of growing arable crops, 21.18 acres is the existing motocross track, around 7 acres of woodland and former railway line and the remainder is farmhouse, buildings, yard and garden.

The main block is in a ring fence around the farmhouse and buildings with just two off lying arable fields located to the west adjoining the B4220.

The land is shown as being primarily Grade 2 land with some Grade 3 in the former Ministry of Agricultural Fisheries and Food (MAFF) Land Classification in England and Wales. Soilscape describes the land as slightly acid loamy and clayey soils with moderate to high fertility. There are two public rights of way crossing the land.

Motocross Track

An existing motocross track has operated on the farm since 1993 and currently hosts approximately 14 events annually. The vendors may be interested in either continuing to run the facility or leasing the site, subject to the purchasers' approval. For further details, please contact the selling agent.

Services

The property benefits from mains Electricity, Water and Gas, as well as private drainage. The services have not been tested.

Listing

We are advised that the property is Listed Grade II as a building of special architectural or historic interest.

Old House Farmhouse (List Entry Number 1082230)

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

"Old House Farmhouse SO 65 SE 13/447 II 2. C18 coursed rubble. Two stories, two casement windows with semental heads, central door. Hipped tile roof. C17 timber frame south wing largely encased in rubble with red brick end."

Overage

The modern farm buildings are sold subject to an overage clause for future residential use or development including holiday lets with a 30% uplift for a period of 30 years.

Council Tax

Old House Farm - F





LOT 2

A rare and excellent opportunity to buy a productive and convenient sized block of arable land in this part of Herefordshire.

The land extends in total to about 17.62 acres (7.13 hectares) in a single arable field with road frontage onto the B4220 (Bromyard to Cradley Road). The field is of a good shape and size for modern farming. The land has been farmed in a conventional combinable crop and Maize rotation.

The land is classified as Grade 2 & 3 according to the Provisional Land Classification Maps of England and Wales. Soilscares describes the soil type as slightly acid loamy and clayey soils with moderate to high fertility.

LOT 3

The land extends in total to about 37.19 acres (15.05 hectares) in a single field with road frontage onto the B4220 (Bromyard to Malvern Road) and Linley Green Road.

The field is of a good shape and size for modern farming. The land has been farmed in a conventional combinable crop and Maize rotation.

The land is classified as Grade 2 & 3 according to the Provisional Land Classification Maps of England and Wales. Soilscares describes the soil type as slightly acid loamy and clayey soils with moderate to high fertility.

Tenure

The Vendors reserve holdover to harvest the growing crops.

Fixtures & Fittings

Any fixtures and fittings not mentioned in these sales details are excluded but may be available by separate negotiation.

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. There are two public footpaths crossing Lot 1. Further information available via the Council's website and from the selling agent.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights and sporting rights, if owned, are included in the sale.

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.



Lot 2



Lot 3



Lot 1

Lot 2

Lot 3

Viewing

Viewing strictly by appointment with the selling agents:

Katie Bufton & Peter Kirby
01432 356161 (Option 3)

Directions

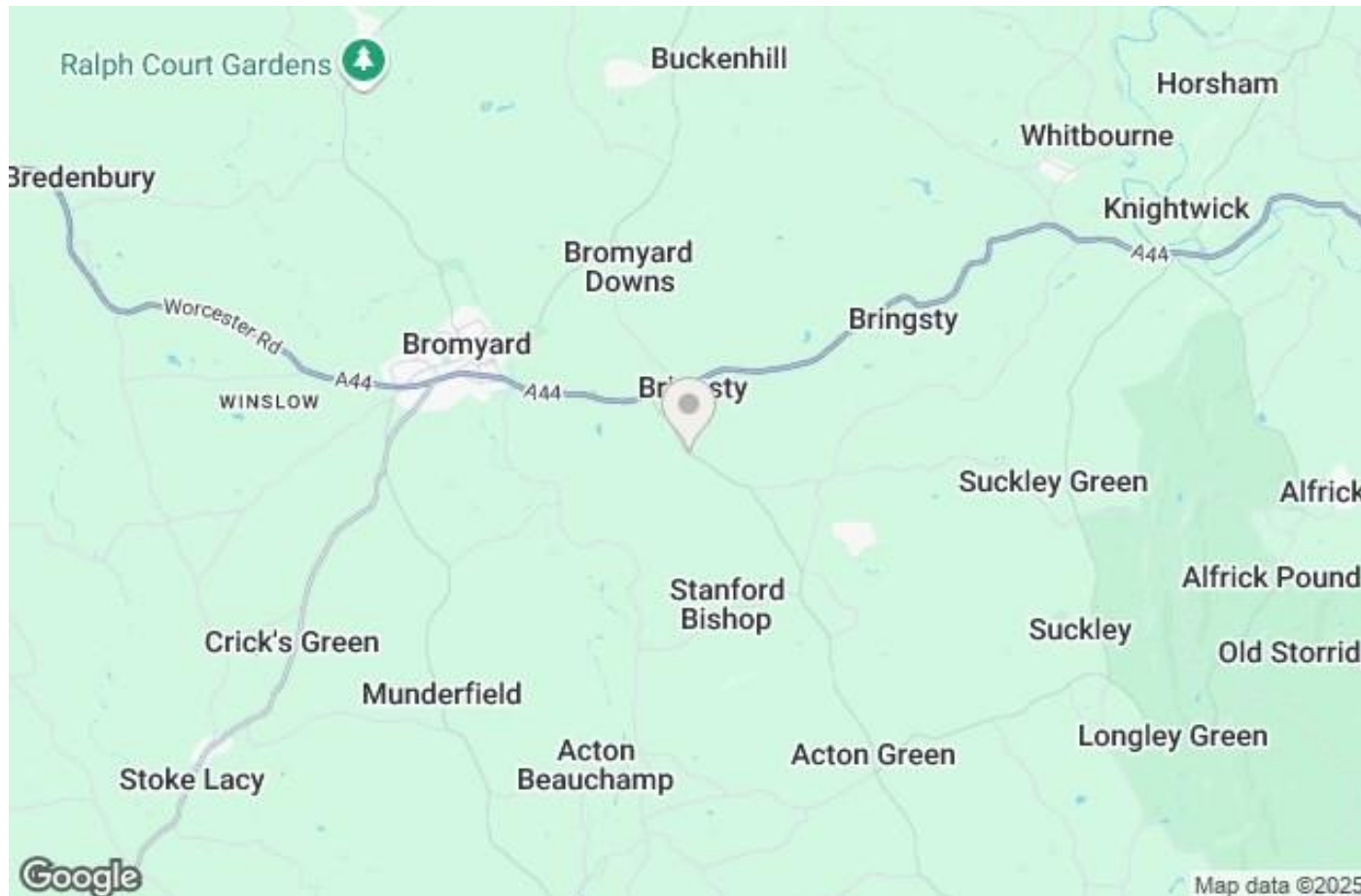
From Bromyard, take the A44 towards Worcester. After around a mile turn right at the junction signposted Malvern. The property is located around half a mile down the Malvern Road on the right.

What3Words

///scoots.plump.weddings

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Hereford Office

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Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

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Smarter property search



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.