

ROAD FARM

Craswall, Hereford





Sunderlands

Residential Rural Commercial

Road Farm
Craswall
Hereford
HR2 0PN

Viewings Strictly by appointment only
through the selling agent:

Sunderlands
3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU

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Out of hours contact:
Harry Aldrich-Blake – 07717 410757





Road Farm
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Hereford
HR2 0PN

For Sale by Informal Tender
in 2 Lots

- Lot 1 - a detached period cottage in need of modernisation, set in approximately 0.5 acres. Guide Price: £275,000
- Lot 2 - a range of both modern and traditional buildings with potential for development subject to the necessary planning consents, set in approximately 0.5 acres. Guide Price £150,000
- CLOSING DATE 12 NOON on 13.11.2024

*Hay-on-Wye 7 miles
Abergavenny 15½ miles
Hereford 17 miles*

INTRODUCTION

Road farm is a delightful former small holding which is to be sold in two lots or as a whole. Overall, the property comprises the original farmhouse which is in need of modernisation and improvement with the potential to extend and bring in a driveway all subject to the necessary planning consents. The property is set in Craswall, a delightful Golden Valley village in the foothills of the Black Mountains.

LOCATION

Craswall is a linear settlement approximately 7 miles from Hay-on-Wye. The village is known as a highly desirable destination for holiday makers, tourists and those seeking somewhere far from the maddening crowd. Craswall is a haven for wildlife and recreation and yet accessible from the M4 junction 24 at Newport. The village also boasts an excellent pub / restaurant known as the Bulls Head which has recently reopened to high acclaim. Hay-on-Wye is approximately 7 miles away and is a renowned bustling market town which is popular with tourists and is famous for its annual literary festival. The town, often referred to as the 'town of books' due to its wealth of second-hand bookshops, offers an excellent range of facilities including boutique shops, restaurants, cafes, a supermarket, medical practice, two dental surgeries, a primary school, cinema and several public houses. The Black Mountains offer excellent walking and riding opportunities with the Offa's Dyke path being a popular walking route.

THE PROPERTY

Lot 1 The house sits in approximately 0.5 acres with gardens to the front and rear, an orchard to the side and rear with a separate gated entrance plus an old railway carriage. On the ground floor there is a porch, a sitting room with a stone floor and an open fireplace and two

further rooms leading off the sitting room. The kitchen has two windows, a solid fuel Rayburn and a sink. A door leads to the rear hall where there is a wet room, with an open shower, w.c. and basin. A stone spiral staircase leads to the first floor where there are 3 bedrooms, leading on from each other. In the first room there is a partition with a bath, wash-hand basin and an airing cupboard.

Lot 2 comprises a range of modern and traditional buildings with great potential for development subject to the necessary planning consents being granted. Overall, the plot extends to approximately 0.5 acres sitting alongside the country lane.

It is noted that at present, there is no direct vehicular access the land which any purchasers will have to make arrangements for. Please note the white line from the metal 5 bar gate, denoting the southeastern boundary. The buildings currently consist of the following.

First building on the left, stone construction with a flag stone floor in 2 partitions, measuring in total 6.29m x 3.05m with a former hay manger and 3 window openings.

Stone building straight ahead 7.31m x 4.22m which is side on to a modern barn,

Traditional building to the right, former stable with a cobble floor and manger 3.68m x 3.48m plus 3.29m x 3.50m

Original cow shed 5.75m x 3.43m with a part cobble floor and stalls.

Modern portal lean to, to the southeast 7.69m x 3.84m, part stone interval walls and block walls.

Detached modern portal building open fronted, 13.47m x 4.74m

Main detached barn 13.78m x 7.67m.

To the northwest there is an orchard to the with a mixture of tradition native apple varieties as well as a further enclosure and a dilapidated railway carriage.

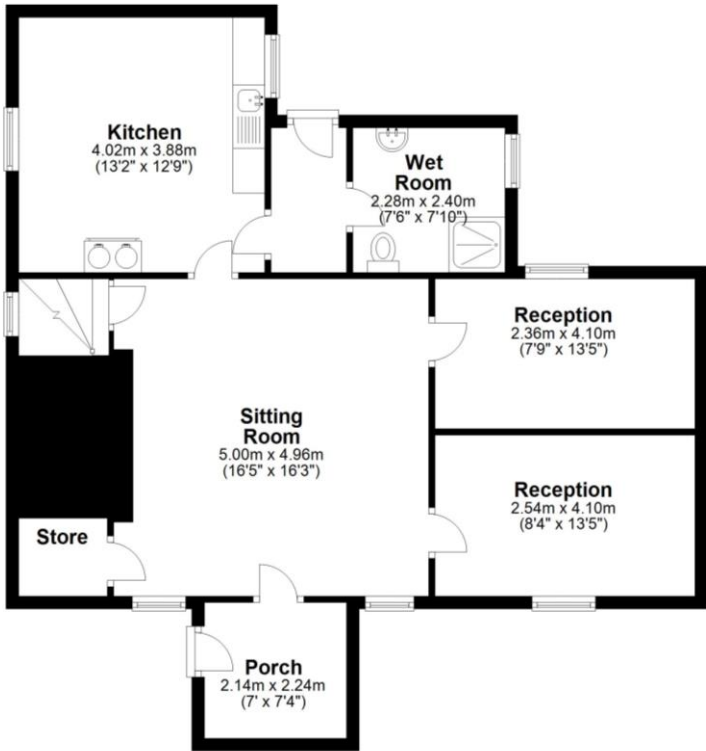




FLOOR PLAN

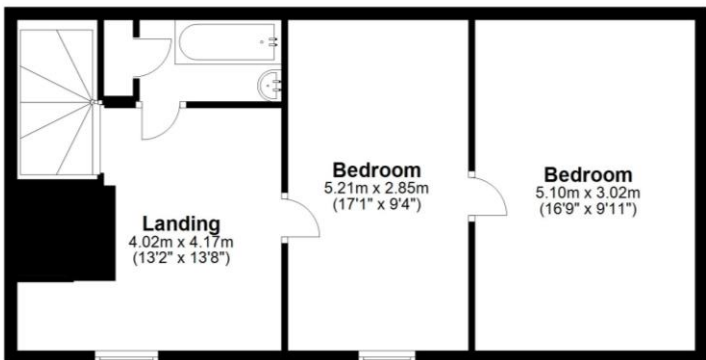
Ground Floor

Approx. 83.3 sq. metres (896.7 sq. feet)



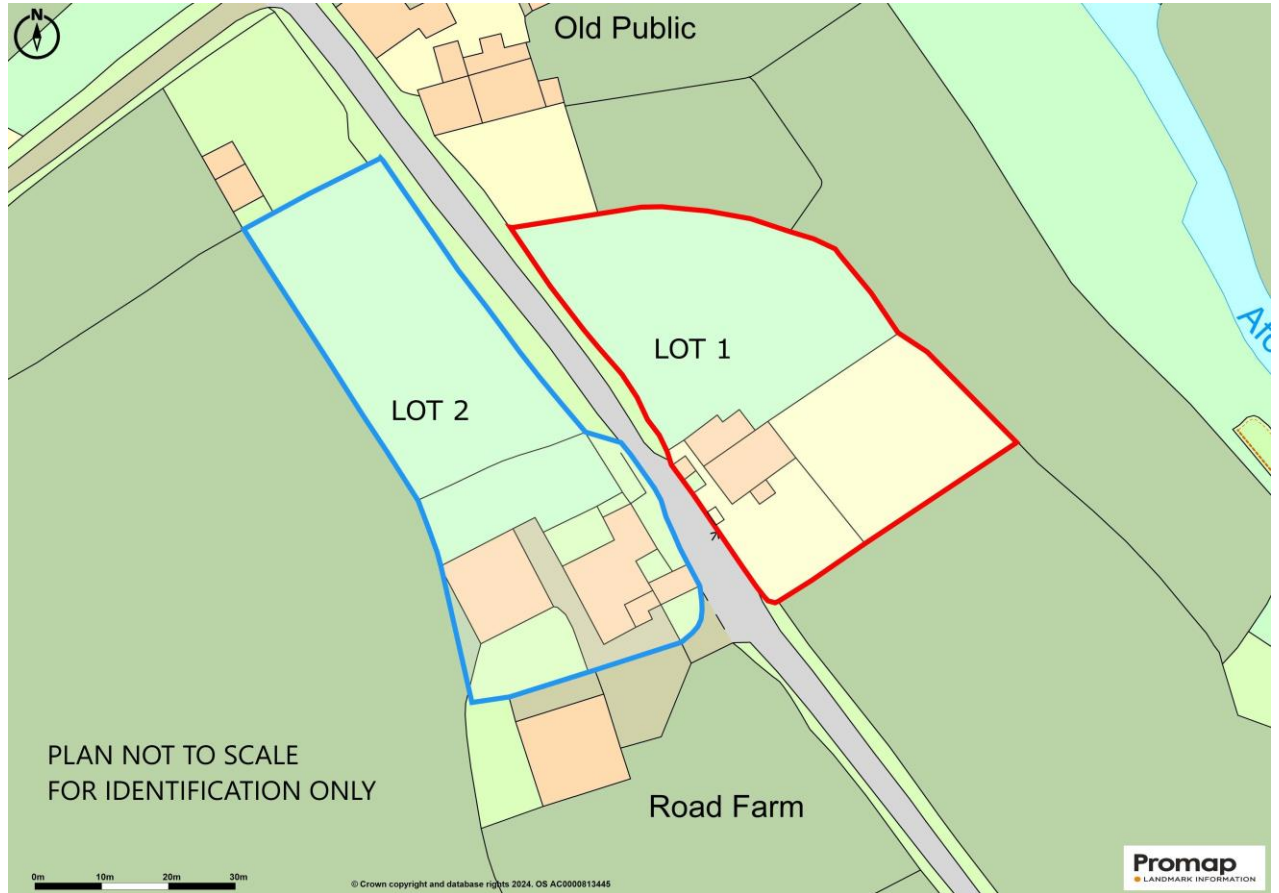
First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

COUNCIL TAX BAND

Herefordshire County Council Band "D"



SERVICES

Lot 1 is served by a septic tank and mains electricity. There is currently a spring water supply which has proven to be unreliable, buyers will need to seek advice to install a borehole or further private supply to serve water to the property. Lot 2 has in the past been served by mains electricity and the same private water supply, new arrangements will need to be made for both electricity and water.

DIRECTIONS

From Hay-on-Wye take the forest road (signposted Capel y Ffin) from below the Swan hotel. Continue on this country lane for 6.7 miles ensuring to take the left-hand fork signposted to Craswall and later keep the Bulls Head public house on the left-hand side. The property will be found on the left-hand side as denoted by the agents for sale boards.

What3Words - ///drummers.slip.tomato

TENURE

Freehold with vacant possession upon completion

MODE OF SALE

The property is to be sold by Informal Tender. Tenders are to be received in writing on the tender form which is available through the agent's office upon request. Please note that the vendors reserve the right to accept or reject any tender which is made, and no tenders will be accepted beyond the deadline date. Tenders are to be received in the Hay-on-Wye office in an enveloped marked 'Road Farm Informal Tender no later than **12 NOON on WEDNESDAY 13th NOVEMBER 2024**

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport/ Driving Licence.
2. Residential ID for example current Utility Bill.

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.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor or Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

If there is 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



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