



THE MARSH POULTRY UNIT
PENCOYD, HEREFORDSHIRE, HR2 8NH

Brightwells
Est. 1846

THE MARSH POULTRY UNIT PENCOYD, HEREFORDSHIRE HR2 8NH

- 6 Timber framed Broiler sheds with welfare windows
 - Total of approximately 9810m² (105,555 sq ft) of growing space
 - 3 x Froling TX 200KW Biomass Boilers
 - 5.64 acre site
 - Log Cabin accommodation
 - IPPC for 210,000 birds
-

Guide Price £2,000,000

DESCRIPTION

The Marsh Poultry Unit is the first one of its kind to be sold in South Herefordshire for a number of years.

This site is conveniently situated close to the A49, almost equal distance between Hereford and Ross on Wye and offers 6 individual sheds all measuring 1635m² (220' x 80' approx.) housing 35,000 broilers each, a total of 210,000.

All the sheds have undergone improvement and modernisation with biomass heating via 3 x 200KW Froling TX boilers, originally installed in 2015. Along with 60KW of roof mounted PV solar panels.

Set in around 5.64 acres, the unit has four sheds in a block with the other two a short distance to the north east.



THE SHEDS

The sheds are all timber framed and clad with tin roofs. Sheds 1 roof has recently been replaced and improved. All sheds have concrete block dwarf walls with concrete flooring.

The original shed dates back to 1964, shed 2 was built in 1966, sheds 3 and 4 in 1975 and sheds 5 and 6 in 1982. All the sheds have been maintained and improved since then with welfare windows fitted.

The sheds are equipped all the same with Climatec environmental controls, 5 lines of Roxell feeders and 7 lines of Aqua 2 Drinkers. The water supply is mains. There are 5 lines of LED lights. 3 Holland Heaters for the biomass and 4 Maywire 80KW gas heaters as back up.

The sheds have side fans with larger gable end ones (in sheds 1-4) and roof mounted centre vents for reverse flow. Each shed has 2 feed bins 20T and 15T. There is a back up 325KW Eagle Rolls Royce generator with bundled fuel tank.

The site has two lots of 30KW PV roof mounted solar panels with 15 years of F.I.T remaining. The IPPC is for 210,000 birds.

WOODSIDE CABIN

The attractive cabin is set in its own grounds, with separate access and driveway. The cabin is constructed of timber elevations under a slate roof. The accommodation comprises; Kitchen, Living Room, bedroom and bath. The cabin is double glazed and has mains electricity and water connected with drainage to a septic tank.

EPC - Band D with the potential of A.



GENERAL REMARKS AND STIPULATIONS

POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

UPLIFT

The vendors wish to reserve an uplift provision on the development of the residential accommodation of 25% of the uplift in value, for the first 5 years after completion.

OUTGOINGS

We are not aware of any outgoing on the property.

SERVICES

Mains electricity and water are connected. A septic tank is connected to Woodside Cabin.

LOCAL AUTHORITY

Herefordshire County Council—Plough Lane, Hereford

VIEWING

Viewing through the selling agents—01432 261325.

METHOD OF SALE

The property is offered for sale by private treaty.



SITUATION

From Ross on Wye, take the A49 towards Hereford, proceed through Harewood End and just before Llandinabo turn left signposted for Pencoyd. After half a mile, the poultry units are located on the left hand side



W3W: ///tastings.variety.hills





NOTES:

1. The vendor will give the purchaser 5 years from completion to relocate the gas tanks (shown in orange) onto the purchased land
2. The purchaser will be given a right to continue to house the boiler for sheds 5 and 6 within the enclosed covered yard and gain a right of access to this and the woodchip store, also outside the ownership boundary.

Brightwells, Stoney Street, Madley, Hereford, HR2 9NH 01432 261 325

Solicitors: TBC

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.