



Ryelands Farm, Brimfield, Near Ludlow, Herefordshire SY8 4NX





Ryelands Farm
Brimfield
Near Ludlow
Herefordshire
SY8 4NX

Summary of features:

- **Conveniently located mixed Arable and Grassland Farm of approximately 117 acres.**
- **Traditional Farmhouse of 3 bedrooms with adjoining former hop kiln**
- **Range of modern and traditional buildings with some potential for alternative uses (subject to planning).**
- **Land around the Farmstead mostly Grade 2 Land.**

FIXED PRICE: £1,350,000

Situation

Ryelands Farm is situated a short distance South of Brimfield in North Herefordshire, approximately 5 miles from the Market Town of Ludlow to the North and 5 miles from the Market Town of Leominster to the South. The City of Hereford is 19 miles South of the property.

Directions

From Leominster, take the A49 North through the Village of Ashton for 5.3 miles before turning right (signposted Brimfield). Turn right one tenth of a mile before turning right again for a further 0.4 miles, then bearing to the right for a further 0.1 miles and Ryelands Farm will be found immediately on the right hand side.

Description

Ryelands Farmhouse is an attractive, traditional Farmhouse with spacious accommodation in need of some updating. The house is conveniently situated near the centre of the holding. The property has many traditional features, has part UPVC double glazed windows, oil central heating, attractive gardens, together with modern and traditional farm buildings conveniently located adjacent.

Farmhouse Accommodation

On the Ground Floor

Entrance Hall (16'9" x 8'5") with UPVC double glazed windows to either side of the two-storey extension part at the front. Part exposed brick and stone work to walls.

Dining Room (13'2" x 13'8") with brick fireplace, UPVC front aspect window, double panelled radiator, two built-in wall cupboards.

Sitting Room (15'8" x 13'8") with inglenook fireplace, UPVC double glazed window and radiator.

Kitchen (23'7" x 7'9") with range of fitted units.

Dining Area (15'2" x 7'5")

Utility Room (13'7" x 9'5") with oil fired boiler.

Cloakroom

Office (11'9" x 5'11")

First Floor:

Landing 18'9" x 8'9" Spacious landing with double glazed window to front and sides.

Bedroom 1 (13'9" x 14'6") with UPVC double glazed window, radiator.

Bedroom 2 (15'1" x 13'9") with UPVC double glazed window, radiator.

Bathroom With panelled bath, pedestal wash-hand basin, shower enclosure and low level WC.

Bedroom 3 (21'6" x 8'0") with built-in cupboard, radiator.

Second Floor. An unimproved floor but with ample space for further conversion.



Council Tax

The property is within Council Tax Band F.

Services

Mains electricity is connected to the Property. Private drainage and private Water.



Farm Buildings

Adjacent to the property and to the side of the farm drive are the range of traditional and modern farm buildings with some conversion potential subject to planning. The buildings comprise:

Traditional Brick and two-storey **Granary** and **Oast House** divided into three parts including pigs cot and green stage above pigs cots.

Covered Cattle Yard 156' x 30'0.

Covered Yard 54'0 x 45'0

Brick Former **Cow House 54'0 x 15'0**

Mono Pitched **Corn Store 85'0 x 21'3**

Dutch Barn 45'0 x 25'0

Lean-to to the rear **45'0 x 21'0**

Lean-to to side of Dutch Barn **42'0 x 18'0**

Farm Workshop 33'0 x 24'0 with **Lean-tos 33'0 x 12'0**.

Various Nissen huts.

The Land

The majority of the Land is in pasture land and lies within a ringed fence, the house and buildings centrally located. The Land is principally Grade 2 on the former MAAF Land series and having the benefit of a natural water supply from land situated at the Southern end of the Holding. The Land is not in a Nitrate Vulnerable Zone and is not currently in any Environment Stewardship Scheme. The principal fields are as per the attached schedule.

GENERAL REMARKS & STIPULATIONS

Basic Farm Payment

The Land is registered on the Rural Land Register. Entitlements are not included in the sale.

Growing Crops

The Purchaser will be required to pay for any growing crops on the basis of cost to cultivations and inputs incurred by the Vendors at cost.

Tenure

The Property is Freehold with vacant possession upon completion. The Vendor reserves the right to hold a dispersal sale.

Mains electricity is connected to the Property. Private Drainage and Private Water.

Authorities

Herefordshire Council 01432 260500

RPA 03000 200 301

Natural England 0300 0601115

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.

Sporting, Timber & Mineral Rights

So far as they are owned any sporting, timber or mineral rights attributable to the land are included in the sale. The fishing rights are not owned.

Boundaries

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

Plans, Areas and Schedules

These are based on ordnance survey and are for reference only. They have been checked and compiled by the Vendor's Agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the farm. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof. The plan is for the purpose of identification only.

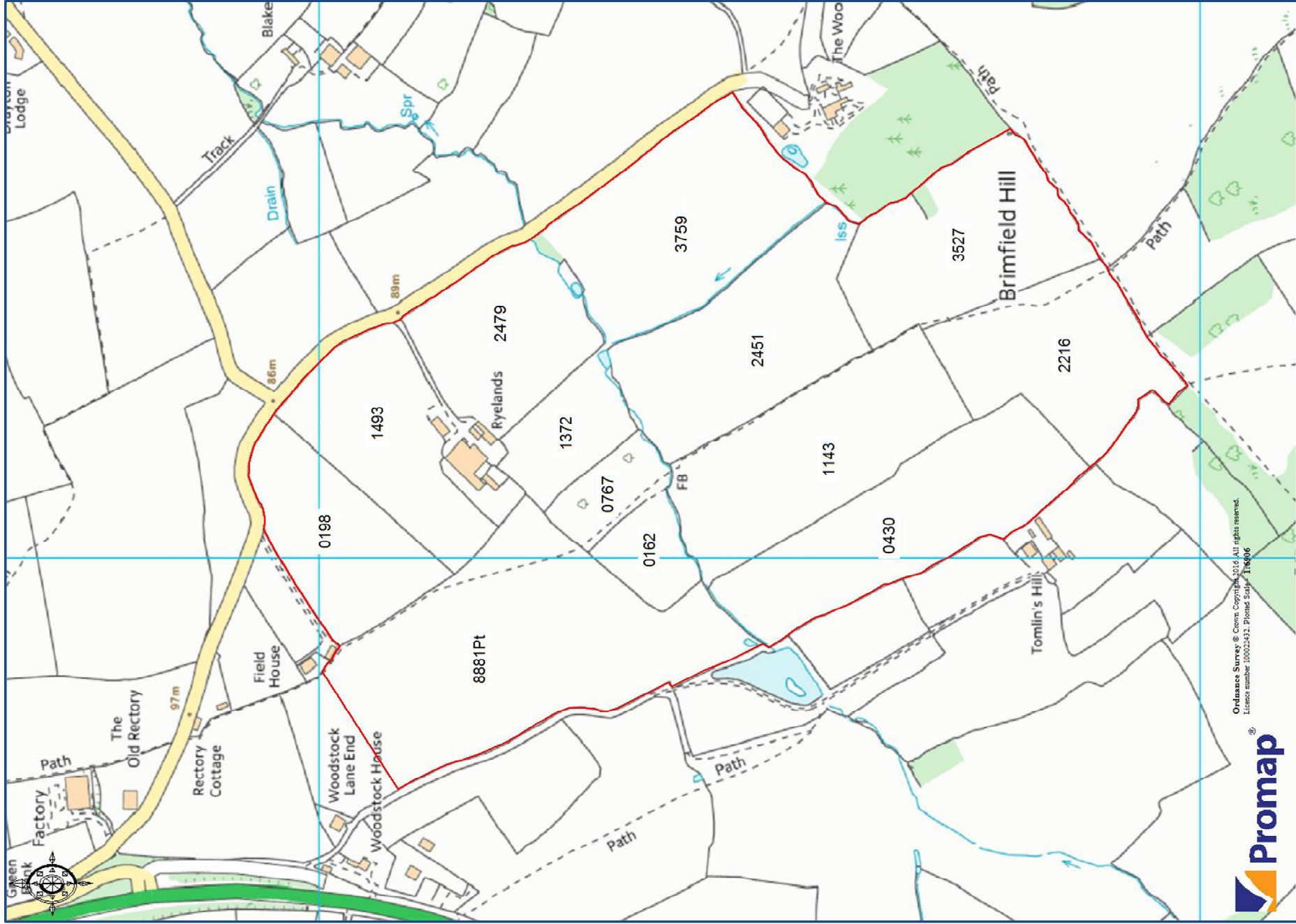
Viewing

Strictly through prior appointment with the sole Agents Sunderlands & Thompsons LLP.

Vendor's Solicitors

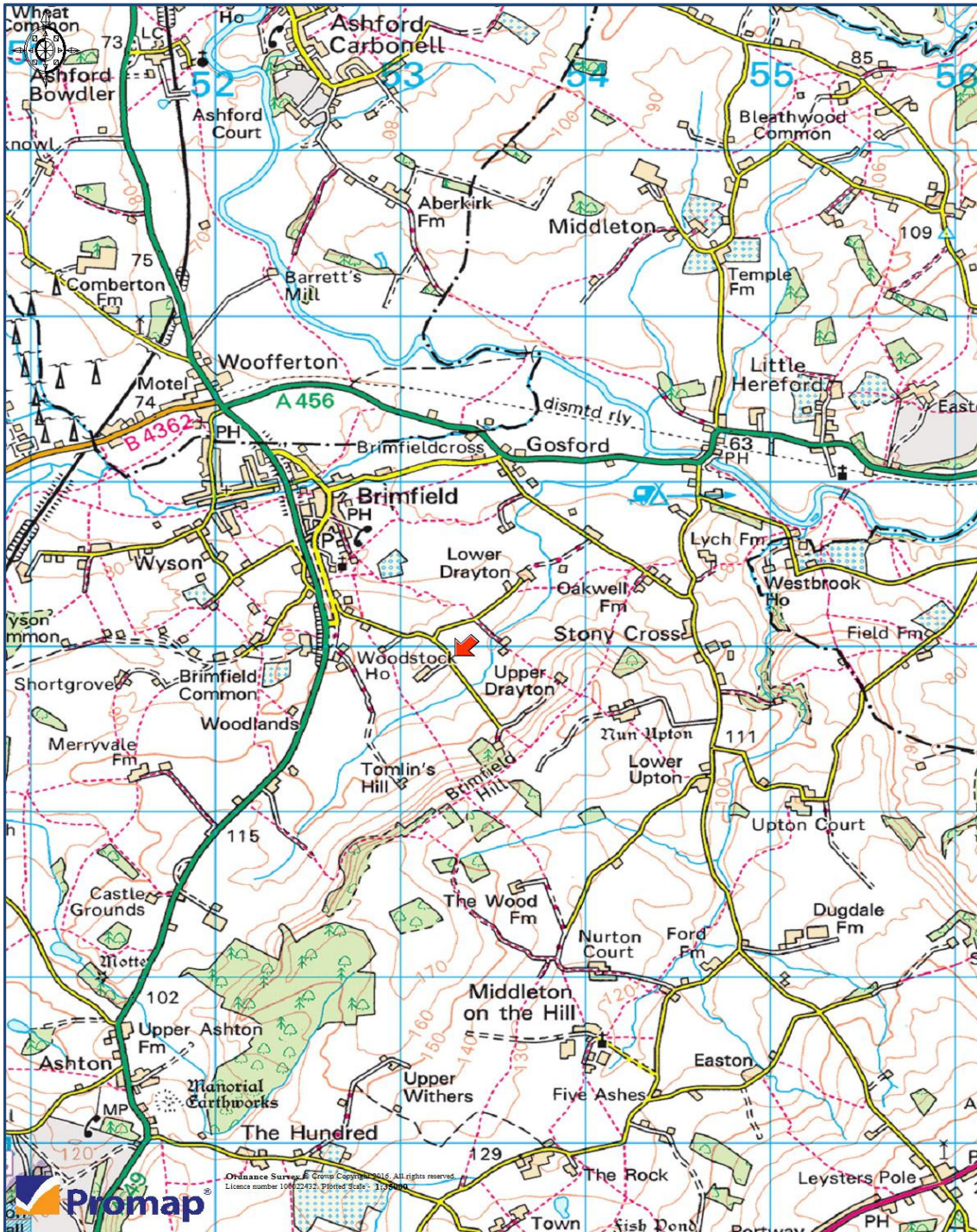
Mr Harvey Griffiths, Norris & Miles, 6 Market Square, Tenbury Wells, Worcestershire WR15 8BW. Telephone 01584 810575.





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Viewing by appointment through
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		

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 and Thompsons 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.