



Brightwells

Est. 1846



Upper Venn Farm Avenbury Bromyard Herefordshire HR7 4LB

Summary of features:

- Grade II Listed 4 bedroomed farmhouse in need of renovation
- Located in the renowned Frome Valley
- Range of modern and traditional buildings
- Approx. 267.6 Acres (108.3 Ha) of arable and pasture land
- For Sale by Formal Tender
- Tender Deadline Friday 31st May 2019 at 2.00pm

Tender Guide: £3,000,000

Situation:

Upper Venn Farm is situated in the picturesque rural parish of Avenbury just a few miles south of the market town of Bromyard which offers a wide range of services and facilities including Shops, Post Office, Public Houses, Theatre, Doctors Surgery, Primary and Secondary Schools and Banks. The property is also conveniently located between the cities of Hereford and Worcester being just 16 miles away from each.

Upper Venn Farm occupies a private and secluded position over 800 yards from the Avenbury Lane. The farm is accessed via a sweeping private farm drive and bridge over the River Frome.

Description:

Upper Venn Farm has come to the market for the first time since being occupied by the Tooby Family in the 1930's.

Upper Venn Farm lies within the renowned Frome Valley, enjoying the most terrific views over the surrounding rural landscape.

The Grade II listed farmhouse is substantial 4 bedroomed detached timber framed house with potential for further extension and development into the adjoining buildings. The farmland extends to approximately 267.6 acres of arable and pasture land with a range of traditional and modern farm buildings.



Upper Venn Farmhouse:

The farmhouse has an abundance of traditional features including exposed timber frames and beamed ceilings, however, the property is in need of full refurbishment. The property enjoys beautiful views across the surrounding countryside.

The accommodation in more detail as follows:

Ground Floor

Front Door - Inner Entrance Hallway Leading to:

Living Room 7.08m x 4.38m – exposed beams, timber frame divide and a wood burner

Dining Room 5.6m (max) x 6.26m – exposed beams and fireplace, under stairs cupboard

Lounge Area 4.37m x 4.35m with fireplace

Pantry 3.55m x 4.31m with exposed beams

Kitchen 6.90m x 3.58m with oil fired Rayburn and sink, door leading outside to court yard and coal shed

First Floor

Landing leading to:

Bedroom 1 4.49m x 4.56m (max) – exposed beams and leading to

Dressing Room 2.69m x 4.51m

Bedroom 2 3.98m x 3.65m

Bedroom 3 6.03m (max) x 3.91m leading to

Bedroom 4 4.36m x 4.41m

Stairs down to:

Family Bathroom 3.38m x 3.38m (max) with WC, wash hand basin, bath and airing cupboard

Externally

The property has a lawned garden to the front and a brick coal store, outside WC and brick walled court yard to the rear of the property.



The Farm Buildings:

The Farm Buildings comprise of an extensive range of both modern and traditional buildings, including the following:

1. Steel Portal Framed 4 Bay covered Grain Store **24.4m x 18.2m**
2. Steel Portal Framed 7 bay Open Fronted Covered Yard with Lean-To to the side and rear **32m x 18.2m**
3. 4 Bay Steel Lean-To with concrete block walls and profile sheeting roof **18.2m x 7.6m**
4. Steel Framed Open Fronted 2 Bay Storage Shed with profile sheeting and a concrete floor **12.2m x 4.5m**
5. Steel Portal Framed 5 Bay Open Fronted Lean-To with, concrete floor, profile sheeting and cattle barriers **22.8m x 10.7m**
6. Steel Portal Framed 4 Bay Covered Yard with concrete block and profile sheeting **18.2m x 9.14m**
7. Steel Framed 5 Bay Lean-To with part stone walls and open sided **22.86m x 6.1m**
8. Steel Portal Framed 3 Bay Covered Yard **13.7m x 12.2m**
9. Traditional building of stone and part brick and timber construction over two floors with the top floor a former granary
10. Traditional Stone Barn with exposed beams and tiled roof with barn doors adjoining smaller traditional stone barn
11. Steel portal framed 3 Bay, part clad former loose boxes with profile sheeting **13.7m x 6.1m**
12. Steel and timber framed 3 bay former parlour with part timber roof with corrugated tin over the top and timber clad **13.7m x 6.11m**
13. Two 8 Bay Steel Framed Concrete Sleeper and Concrete Floored Silage Clamps **24.4m x 18.3m**



The Land:

The land is in a ring fence to the east, south and west of the main farm yard. The land extends to approximately 267.6 acres of which 145 acres are arable, 115 acres are pasture and the remainder comprises the house, farm buildings, tracks and River Frome.

The land is classified as Grade II and Grade III according to the former MAFF Land Classification Series. There is dual frontage to the River Frome.

The 1.23 acres of land outlined green is not owned but has been farmed by the family for over 20 years and statutory declarations confirming this use will be provided within the legal pack.

Field Schedule:

Field No	Acres	Land Type
SO6551 2715	18.24	Arable
SO6551 6026	28.61	Arable
SO6551 8963	23.94	Arable
SO6551 9742	16.67	Pasture
SO6651 0521	29.94	Arable
SO6651 1768	12.33	Arable
SO6651 3144	13.80	Pasture
SO6651 4024	13.85	Pasture
SO6651 5047	0.26	Pasture
SO6651 5505	33.25	Pasture
SO6651 5544	0.69	Pasture
SO6651 5736 (1)	5.07	Pasture
SO6651 5736 (2)	0.13	Track
SO6651 7947	9.55	Pasture
SO6651 9111	22.40	Pasture
SO6751 0232	32.36	Arable
Farm yard, track, scrub and river	6.51	Non-agricultural
Total Acres	267.6	
Total Hectares	108.3	

Basic Payment and Stewardship:

The land is registered with the Rural Payments Agency (RPA) on their Rural Land Register. The Entitlements will be available for purchase separately for the fixed price of £150 per hectare plus VAT. The Vendor will claim the 2019 Basic Payment and the Purchaser must indemnify the Vendor for any breaches of Cross Compliance or BPS rules for the remainder of the scheme year.

The property is not currently entered into any Countryside Stewardship Schemes.

Services:

There are two well water supplies on the farm, one supplies the farm house and farm buildings and the other is currently disused. Mains electricity is connected and drainage is to a private system. The property also benefits from oil fired central heating.

It is understood that mains water is available at the disused building in field SO6751 0232.

Tenure:

The property is offered as Freehold and Vacant Possession will be available upon the completion of the Sale apart from the arable land and grain store where the Vendors reserve the right to harvest the growing crop until 30th September 2019 and store the crop in the farm grain store until 31st December 2019.

Wayleaves, Easements and Rights of Way:

The property is sold subject to and with the benefit of all Easements, Wayleaves and Rights of Way both declared and undeclared.

There is an access track to the west of the property coloured blue and marked between points A and B. This access has been enjoyed by the Vendors for over twenty years, but it does not appear on the Title Deeds. Statutory declarations confirming this use will be provided within the legal pack.



Method of Sale:

The sale is upon the kind instructions from the Executors and Administrators of the late Tooby brothers. Upper Venn Farm is being offered for sale by Formal Tender as a whole. A copy of the sale contract and legal documentation is available from the Vendors solicitors as detailed below.

Prospective purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer for the land. The Tender is legally binding. No further negotiations will be entered into after the Tender closing date.

The Vendors reserve the right to not accept the highest, or indeed any offer. The vendors reserve the right to accept an offer prior to the tender date.

The Tender acceptance 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 Land Registry Identify Form (ID1). These are to be received at the office of either **Sunderlands**, Offa House, St Peter's Square, Hereford, HR1 2PQ or **Brightwells**, The Mews, Hereford, HR4 9BX by **Friday 31st May 2019 at 2.00pm**. Envelopes must be marked "Upper Venn Farm Tender".

The deposit cheque should be made payable to 'Lanyon Bowdler'.

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 Friday 28th June 2019 (or earlier by mutual agreement).

All unsuccessful bidders will have their deposit cheque returned and unsuccessful contracts and documentation will be destroyed.

Vendors Solicitor:

Legal packs will be made available from the 16th May 2019 and can be obtained from:

Susan Grazier, Lanyon Bowdler Solicitors, 12 The Business Quarter, Eco Park Road, Ludlow, SY8 1FD

Tel: 01584 871735 / susan.grazier@lblaw.co.uk

Anti-Money Laundering:

As a result of anti-money laundering legislation all persons offering for the property must include a copy of their completed Land Registry Identify Form (ID1).

Timber, Sporting and Mineral Rights:

So far as they are owned these are included within the freehold sale of the land, including double bank fishing on the River Frome.

Asbestos & Contaminants:

The Vendors and their Agents accept no liability for any asbestos or other contaminants on the property.

Plans, Areas & Schedules:

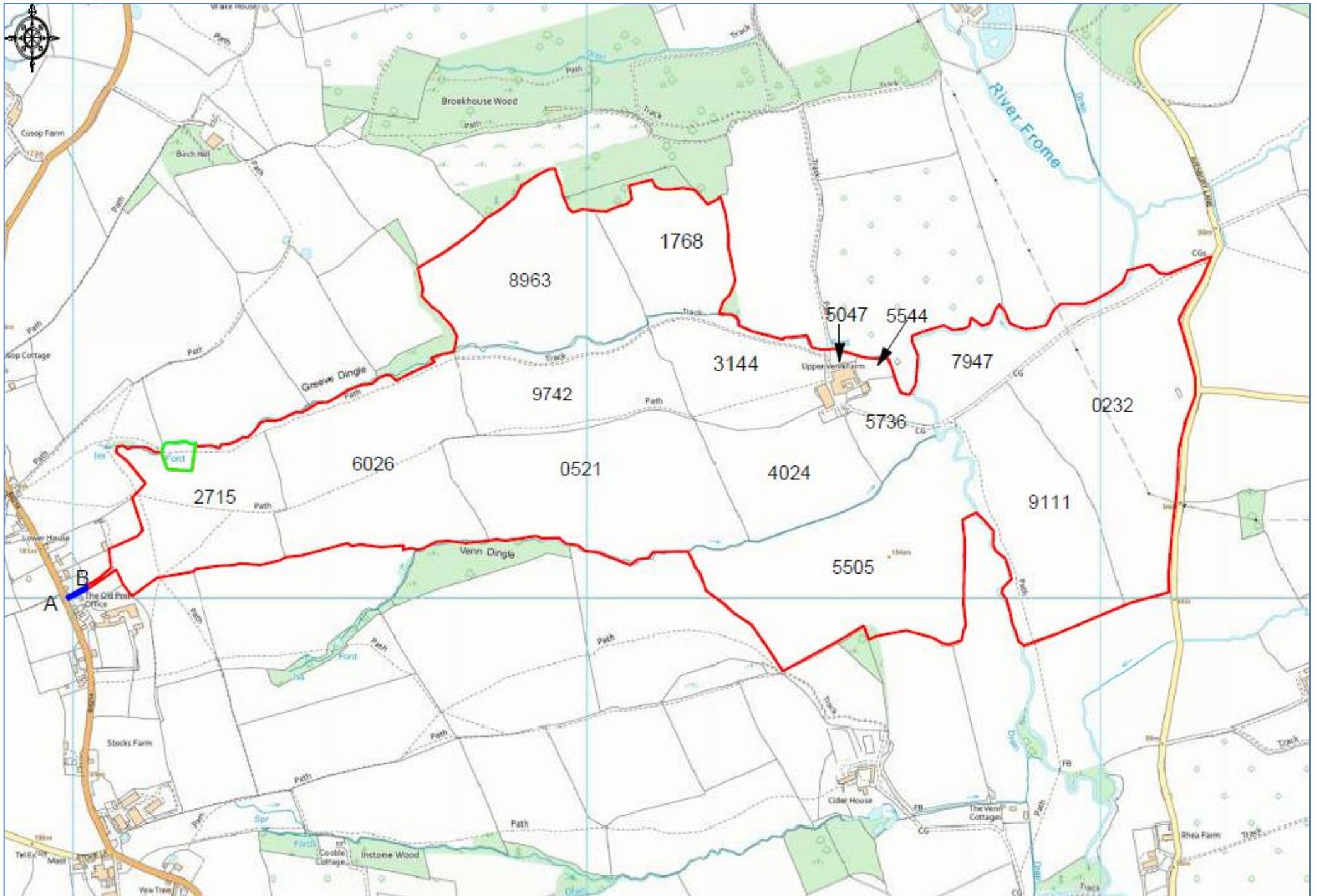
The land measurements are largely based on those used by the Rural Payments Agency but are to be used only as a guide. The purchaser shall be deemed to have satisfied himself as to the description, land measurement, extent and boundaries of the property. It is for prospective purchasers to check and satisfy themselves to the exact measurements of the land.

Any error or mis-statement or incorrect measurement shall not annul the sale or entitle any party to compensation in respect thereof.

Viewing:

Viewing days for the property have been tentatively arranged for Thursday 25th April, Tuesday 7th May and Tuesday 21st May 2019 from 10.00am until 2.00pm. If you wish to view on these days can you please make specific appointments with the Joint Agents Brightwells on 01432 261325 (Ref Jeremy Jehan 07974 193667) or Sunderlands on 01432 356161 (Ref Richard Hyde 07977 467165 or Katie Poulter 07741 664053).





Joint Agents:

Further details and all negotiations through the joint selling agents.

Sunderlands - 01432 356161

Ref Richard Hyde & Katie Poulter

Brightwells - 01432 261325

Ref Jeremy Jehan

Directions:

From Bromyard take the A44 Worcester Road and after leaving the town, cross the River Frome Bridge. Immediately after the bridge, turn right down the Avenbury Lane for approx. 2.5 miles. As the road rises, the entrance to the farm is on the right hand side over a cattle grid with the house and buildings approx. 800 yards from the Avenbury Lane.

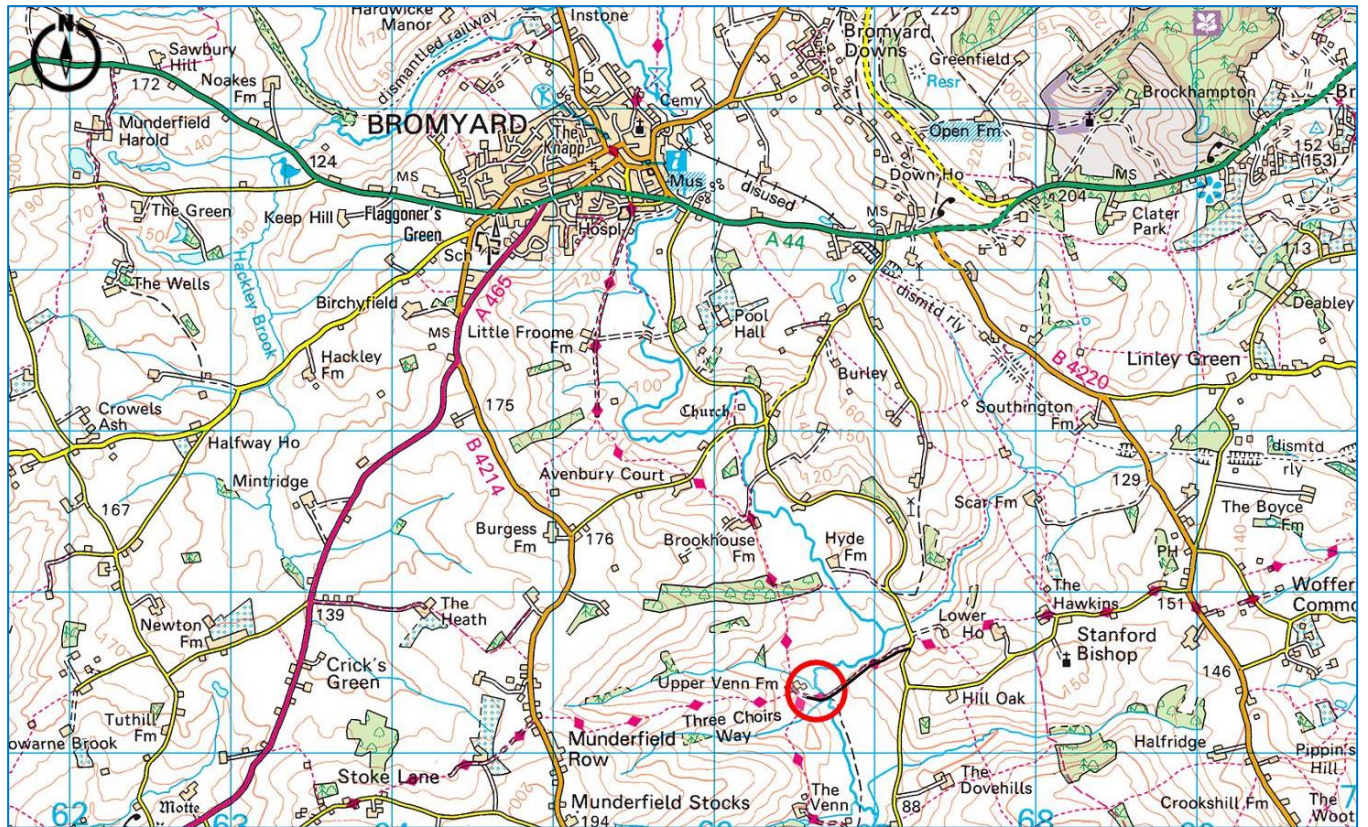
Inconsistency:

In the event that there is any variance between these Sales 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 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 or Brightwells have any authority to make or give any representation or warranty whatsoever in relation to the property.

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.



Sunderlands Hereford Branch

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Brightwells Hereford Branch

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Brightwells
Est. 1846

Sunderlands
Residential Rural Commercial