

BRICK HOUSE ESTATE



CANON PYON HEREFORDSHIRE



Brick House Estate

Canon Pyon Herefordshire HR4 8PH

Hereford – 8 miles

Leominster – 8 miles

Worcester – 33 miles

Birmingham – 54 miles

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201-acre arable farm, a 6-bedroom Georgian house, modern and extensive traditional farm buildings suitable for development, and two 3-bedroom lodges.

- 6-bed Georgian house
- Two Victorian lodges 1,100 ft² each
- 16,300 ft² of traditional brick buildings
- 21,100 ft² of modern buildings
- 750 tonne (940m³) silage clamp
- 70 acres Grade 1, 87 acres Grade 2, 36 acres Grade 3
- 201.53 acres in total

Description

Brick House is a versatile and attractive mixed Herefordshire estate which has been in the same family's ownership for over 190 years, and has been farmed by the same tenants since at least the 1930s. Originally part of the Canon Pyon Estate, Brick House offers many development opportunities, diversified income and the opportunity to own a traditional small estate in one of England's most unspoilt counties, as well as being a valuable investment with 201 acres of prime Grade 1 and 2 Herefordshire farmland.

Following the granting of planning permission for an additional access on the 13th March 2019, there is potential for several further dwellings in the traditional buildings alongside the main house and in the former Hop Kilns and Oast House, subject to the usual consents. All of the traditional buildings were in agricultural use in March 2013, and therefore would meet this criterion for residential planning permission under Class Q of Town & Country Planning (General Permitted Development) Order 2015.

History

The origins of Brick House are thought to date from the 18th Century, with the existing house being built in the Georgian period and extended later in the 19th Century.

Brick House has been owned by the Wilson family since at least 1828, when the Herefordshire estate was 600 acres, including land at Little Dilwyn to the North which remains in the family, and Westhope Wood to the East, which was sold in 1942. The family also owned land in Shropshire, Cheshire, Staffordshire and Wales, and property in Ovington Gardens in Knightsbridge. One member of the family, John Wilson, was well known in the 1820s for his masonry work on the Menai Bridge and the stretch of the Birmingham and Liverpool Junction Canal between Nantwich and Tyrley.

Brick House was added to the Wilson family's Herefordshire estate in 1828 by William Wilson. William Wilson lived on the estate with his wife Eliza Wilson (née Ward) and his daughter Rose Frances until his death in 1860. Following his death, and

in accordance with his will, the estate was put into trust for the benefit of his wife. Interestingly, William's will decreed that after his wife's death (or remarriage) the estate should be held in trust for his daughter, on the condition that any man who should marry into the Wilson family should adopt the surname Wilson within a year of his wife becoming eligible to receive the benefit of the property in trust. The will stated that following the death of his daughter Rose Frances, ownership of the estate should then be passed onto her eldest son, or if he were not yet 21, should be held in trust until his 21st birthday.

Rose Frances married Sir Herbert William Lush K.C in 1876, and following the death of Eliza Wilson in 1878 both adopted the surname Wilson by Royal Decree. Sir H.W. Lush-Wilson (as he was thereafter known) and Rose Frances' only son and surviving child, Herbert Geoffrey Lush-Wilson, was born in 1883. He became the beneficiary of his maternal grandfather William Wilson's estate on the death of his mother Rose Frances in 1890, when he was seven years old.



Herbert Geoffrey Lush-William was an officer in the Royal Horse Artillery, and was killed in action at the Somme in 1916. At the time of his death he held the rank of Major. There is a plaque in his memory in the nearby St Laurence Church in Canon Pyon.

Major H.G. Lush-Wilson died unmarried and intestate, and so the estate was passed to his father, Judge Herbert William Lush-Wilson in 1917. Following the death of Judge Lush-Wilson in 1942, the estate was passed to Major Arthur Edwards Cotton Wilson of the Staffordshire branch of the family, whose family seat was Grove Hall, Market Drayton in Shropshire.

Major A.E.C. Wilson served in South Africa, and was one of seven siblings who moved to the family's Herefordshire estates following the compulsory purchase of Grove Hall to become a school. He never married following the death of his fiancée of tuberculosis, and lived at Canon Pyon with several

of his sisters until his death in 1959, when the estate was put into trust for the benefit of his great-niece as Life Tenant. Following the death of the Life Tenant in the summer of 2018, the estate is now for sale for the first time in over 191 years.



Rose Frances Wilson



John Wilson

Location

Brick House is in the village of Bush Bank, part of the picturesque 'Pyons Group' of villages including nearby Weobley, Kings Pyon and Canon Pyon. Approximately halfway between Hereford and Leominster, Bush Bank has a popular public house while nearby Canon Pyon provides local amenities including a primary school, post office and village shop. The market town of Leominster, 8 miles to the north, provides a range of services including schools, restaurants and supermarkets, while the cathedral city of Hereford, 8 miles to the south offers an extensive range of recreational, educational, cultural and retail facilities.

Herefordshire continues to develop and attract investment, with investors and homeowners alike recognising the potential of this beautiful and unspoilt county. Visitors and residents are attracted by the county's picturesque walks, its proximity to the Brecon Beacons National Park and its dramatic landscapes. Herefordshire is also home to a recently refurbished National Hunt racecourse, some fine shooting and





other sporting opportunities, and is within easy reach of major urban conurbations in the Midlands while retaining a distinctly rural character.

Private schools in the County include Hereford Cathedral School, and in Worcester and Gloucestershire there are a number including the Cheltenham Colleges.

Travel links *Road* The A438 offers access into Wales and to the Brecon Beacons National Park to the west, while the M5 can be accessed from the A438 and M50 via Ledbury. *Rail* Leominster is on the Welsh Marches Line, with regular services to Manchester Piccadilly (2 hours) and Carmarthen (3¼ hours). Hereford is on the main line to London and offers regular services to Birmingham New Street (1½ hours) and London Paddington (3¼ hours). *Air* Bristol International Airport (72 miles) and Birmingham Airport (65 miles) both offer a wide range of domestic and international flights from a wide range of airlines

Brick House

The south-facing principal house enjoys views across the gently-sloping valley in which it sits over to Crockshill Wood and Pyon Hill beyond. The house is a handsome late-Georgian building, built in the early 19th century to complement the neighbouring Canon Pyon House when they both were part

of the Canon Pyon Estate. The original house was extended in the 19th century to almost double its original size. Built from locally made traditional Hereford red bricks, the house has a double-pitched Welsh slate roof, with a distinctive six flue cross-shaped chimney stack atop the original southerly part of the house, a cellar below and a south-facing front door.

The accommodation is arranged over two floors with two staircases, six bedrooms and a family bathroom as well as a shower room. There is also an old bathroom now decommissioned in the rear of the house. Following succession from the last tenant's father in the early 1980s the house was extensively refurbished, with several small outbuildings demolished to the rear of the house in what is now a circular courtyard.

An internal garage with a steel-up-and-over door was created, along with a utility room with adjacent WC, an office and a pantry. It was at this time that the current kitchen and bathrooms were installed. The kitchen contains fully-fitted units and appliances. There is a drawing room and dining room with fitted cupboards as well as a snug off the kitchen. Below the sitting room and dining room is the cellar with stairs up to the hallway. The cellar consists of two rooms joined by a storage area.



Ivy Lodge

Ivy Lodge, traditionally known as Lodge House, serves as one of the lodges to Brick House and was built in the 19th century with later extensions. The original part of the house is of stone construction and the later extension red brick, both under grey textured render. Ivy Lodge was extensively refurbished in the summer of 2017 with the garden remodelled by the current tenants in 2018. There is a dilapidated double garage at the end of the garden which offers development opportunities, subject to the appropriate consents.

The back door opens into the Sun Room, with doors leading to the Bathroom which has a shower/bath, basin and WC. The Kitchen (newly fitted in 2017) has wall and base units, a sink and fittings for a washing machine and a freestanding cooker, and there is a small pantry off the Kitchen. A hallway leads to the Sitting Room, and Dining Room, both of which have views across the surrounding farmland.

At the top of the staircase the landing leads to the Bedroom 1, a double room with a built-in airing cupboard and views across the surrounding countryside. Bedroom 2 is also a double room with a large south-facing window and views across the countryside south toward Crockshill Wood. Bedroom 3 is a single room which is suitable for use either as a third bedroom or alternatively as a study.

Ivy Cottage

Ivy Cottage, originally known as Upper Lodge, is a near identical copy of Ivy Lodge (without some of the modernisation works), forming the second half of the pair of lodges which flank the entrance to the estate. In addition to the downstairs bathroom Ivy Cottage also has an additional WC on the first floor, as well as a useful garage/workshop next to its parking area.

Traditional Buildings

16,313 ft² (1,516 m²) The extensive range of traditional, brick-built buildings at Brickhouse Farm lend themselves to conversion to several potential uses, subject to the appropriate consents, including residential and commercial. The main group of buildings are arranged in an E shape, and would be suitable for anything up to eight small dwellings or four larger dwellings. There are also the estate's former hop kilns to the southeast of the main farmyard, which could be converted into a detached dwelling.



- T1 – **Open-fronted Hay Barn** 70' x 21' (21.4m x 6.4m) Brick walls with a high timber framed roof and fibre cement roof sheets. The floor is of concrete and hardcore construction.
- T2 – **Stables** 122' x 36' (37.2m x 11m) Single storey brick with fibre sheet roof and cobbled floor with internal partitions.
- T3 – **Garage** 38' x 21' (11.5m x 6.4m) Brick construction with period brick floor and slate roof.
- T4 – **Mill & Mix Room** 40' x 21' (12.2m x 6.4m) Two-storey brick building with fibre sheet roof, timber frame roof structure and internal wooden staircase.
- T5 – **Sheep Shed** 84' x 21' (25.6m x 6.4m) Brick construction with stone cobble and brick floors, and fibre roof sheets.
- T6 – **Hay & Threshing Barn** 89' x 21' (27.1m x 6.4m) Brick with fibre sheet roof, stone and hard core floor, and large double doors to either side.

T7 – **Open-fronted Cattle Shed** 122' x 21' (37.2m x 6.4m) Brick with earth and cobble floor, and arched fibre sheet roof.

T8 – **Former Hop Kilns & Oast House** 60' x 34' max (18.3m x 10.4m) is to the southeast of the rest of the farm buildings and has a footprint of 1,400 ft². The partly two storey brick and stone building has a part-suspended wooden ground floor and wooden first floor under a steel sheet roof, currently in use as a chemical store and as general storage.

T9 – **Covered feed passage** for Dutch Barn (M2)

Modern Farm Buildings

21,108 ft² (1,961m²) The modern buildings and are well served by extensive concrete yards.

M1 – **Grain Store & Workshop** 112' x 40' (34.2m x 12.2m) A versatile steel portal frame building under a corrugated fibre sheet roof with several sets of large double doors, previously used as a grain store. Internal partition with southern section used as a workshop.

M2 – **Dutch Barn** 50' x 50' (15.25m x 15.25m) Steel framed with corrugated steel roof and hardcore floor.

M3 – **Straw Barn & Lean-to** 79' x 45' (24m x 13.7m) Steel framed Dutch barn with earth floor, timber roof structure with corrugated steel sheets. Lean-to is same with corrugated steel sheet walls and mono-pitched steel sheet roofs.

M4 – **Sprayer Shed** 17' x 45' (5.2m x 13.7m) A foam-insulated lean-to to the straw barn. Steel framed construction with corrugated steel sheet walls, roof and concrete floor.

M5 – **Beef Shed/Grain Store** 75' x 75' (22.9m x 22.9m) A useful and versatile stock shed and grain store. Steel framed with concrete block walls, Yorkshire boarding and some fibre sheet cladding, with a 4 metre central feed passage.

M6 – **Lean-to** 27' x 27' (8.2m x 8.2m) Wood framed lean-to with corrugated steel and fibre sheet roof.

M7 – **Clamp** Concrete-panelled clamp 45' x 75' (13.7m x 22.9m). Estimated grass silage capacity is 750 tonnes.

Land

The land is in a ringfence, with Brick House and the farm buildings at its centre. Wellington Brook bisects the land, running west to east forming the centre of the gently sloping valley in which the farm sits. Most of the land is recorded as Escrick 1 in the Soil Survey of England and Wales.





This is described as “*deep well drained reddish coarse loamy soils. Some similar soils with slowly permeable subsoils and slight seasonal waterlogging. Some slowly permeable seasonally waterlogged reddish fine silty soils.*”

70.49 acres of the land is Grade 1, 87.79 acres is recorded as Grade 2 and the remaining 36.54 acres of farmland is Grade 3. The majority of the land is in an arable rotation, with 44.71 acres of permanent pasture.

Height above sea level Brick House is 302’ (92m) above sea level, with the lowest part of the land at 272’ (83m) above sea level alongside the Wellington Brook. Ivy Lodge and Ivy Cottage are 371’ (113m) above sea level.

Average rainfall 26.2” per annum (665mm) as recorded at Hereford.

Field Drains

The southern part of the farm to the south is all extensively drained with the exception of OS 3003 which is permanent pasture. Several fields to the north of the farmstead are also drained. The field drains were installed in the 1970s and a drainage plan is included in the Legal Pack.

Woodland

There is a small copse of mixed native trees at the southern corner of OS 7160.

Sporting

Hunting The farm is in North Herefordshire Hunt area and red, roe and fallow deer are all found across the county. **Racing** The racecourse at Hereford (8 miles) offers regular National Hunt fixtures, while there is point-to-point racing across Herefordshire, most locally at Cold Harbour and Eaton Hall

Farm, both within 8 miles. **Fishing** There is plenty of fishing available nearby, with the River Wye offering some of the UK’s finest salmon fishing. **Walking/Cycling** There are a number of local footpaths, with more extensive walks and hiking available nearby, particularly over the border in Wales. The nearby Black Mountains offer some fantastic opportunities for walking and cycling, while the Offa’s Dyke National Trail runs the length of the border, traversing some of the UK’s most beautiful landscapes. **Hacking** The area surrounding the farm has a number of bridleways, two of which cross the farm. **Golf** There are several high quality local golf courses, including the 18-hole Herefordshire Golf Club, the county’s oldest golf course, which is only 4.3 miles away. **Shooting** Herefordshire offers some fine shooting and there are plenty of opportunities for the keen gun.



Tenure & Possession

The freehold of the farmland, Brick House and Ivy Lodge are offered with vacant possession subject to:

1. A Farm Business Tenancy (FBT1) terminating on 4.1.2020 (early possession may be available after the 2019 harvest) on all the farm land except OS 8272, 8876, 9775 and 8238;
2. A Farm Business Tenancy (FBT2) terminating between 11.8.2019 and 10.1.2020 on most of the traditional farm buildings and yards facing the farmhouse (excluding T1, T4, T6 and T8) plus the remaining land;
3. A fixed-term Assured Shorthold Tenancy (AST1) terminating between 11.8.19 and 10.1.20 on Brick House (OS 9375);
4. A fixed-term Assured Shorthold Tenancy (AST2) on Ivy Lodge where there is a break clause in favour of the Landlord only from 23.11.19 onwards giving 3 month's notice until the tenancy ends on 23.11.20. The annual rental is £9,000, paid monthly.
5. Ivy Cottage is subject to a protected tenancy under the Rent (Agriculture) Act 1976 (RAA). Further details are available from the Vendor's Agent.

Timber, Shooting & Mineral Rights

The sporting rights are in hand and included in the sale together with the mineral rights and all standing timber.

Access

The farm is currently accessed via the main drive between Ivy Lodge and Ivy Cottage and there is planning permission (granted on the 13th March 2019) for an additional access drive which will run across OS 3284 and along an existing farm track into the farmyard. Subject to further consents, at this point in OS 1183 there is the potential to split the access to serve separately any different future changes of use in the buildings. See



Planning Application number P183440/F on the Herefordshire Council Planning website (https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183440&search=183440)

Services

Water Mains water for Brick House and the farm buildings comes from a meter (marked W on the sale plan) into OS 0527, and runs south through OS 0527, and 9096 before entering the farm yard. Mains water for the lodges comes in at the same point beside the main road. There is an additional mains water supply which runs from point D on the plan also from the side of the A4110, and runs up the hill into OS 3003. It then connects to a shared field trough between OS 3003 and OS 9508, and a further field trough shared between the neighbour's field and OS 9838. The exact route of the water pipes, their condition and connections cannot be guaranteed.

Drainage The main house has its own septic tank in OS 8272, marked ST1 on the buildings plan. Ivy Cottage and Ivy Lodge have a shared septic tank in the parking area to the rear of Ivy Lodge. There is an additional septic tank (ST3) in the corner of the small paddock to the west of the main house which is no longer in use. A further septic tank (ST4) is in the north east corner of OS 8272, which belongs to Canon Pyon House.

Electricity There is three-phase mains electricity to the farm buildings, and single-phase supplies to each dwelling.

Heating *Brick House* The central heating is gas-fired from a private supply. The gas tank is located to the rear of the house marked G on the buildings plan. The sitting room chimney was recommissioned and lined using a FuranFlex flexible liner in October 2016, and a Hopburn wood-burning stove fitted.

Ivy Cottage Oil-fired central heating. The oil tank is located in the garden. ***Ivy Lodge*** Heated by electric storage heaters, which were serviced in 2017 and part-replaced in 2018. There is a wood-burning stove and an open fire in the sitting room and dining room respectively. The dining room chimney had a FuranFlex liner installed in 2017, and the sitting room chimney had a flexible steel liner installed in 2018.

Energy Efficiency and Insulation *Brick House* Both roof spaces and the cellar are insulated and double-glazing has recently been fitted in 2017 throughout, which would allow the house to qualify for an exemption under EPC regulations. Otherwise the house has an EPC rating of F36. ***Ivy Cottage*** is part-double-glazed with insulated loft spaces and has an EPC rating of F38. ***Ivy Lodge*** is fully double-glazed with insulated loft spaces, and has an EPC rating of E40.

Council Tax *Brick House* Band G (3,082.52 for 2019/20), ***Ivy Cottage & Ivy Lodge*** Band C (£1,644.01 each for 2019/20).

Basic Payment Scheme

The land is registered with the RPA for the Basic Payment Scheme, and is currently being claimed on by the Tenant of the farmland (FBT1). The Vendor is not responsible for future use of the registered land nor the accuracy of its current registration. There are no entitlements included in the sale. A purchaser should rely on their own inspection and advice as to what is "eligible area" and permanent pasture on the farm under the BPS scheme rules. The selling agent has not surveyed the farm for BPS purposes.

Stewardship

The land is not in any Stewardship Scheme.

NVZ

The farm is in a Surface Water Nitrate Vulnerable Zone and purchasers are advised to take their own advice as to any slurry storage requirements based on their own farming system, use of the farm buildings and stocking rates.

Boundaries

The Purchaser will have been deemed to have full knowledge of the boundaries and neither the Vendor nor selling agent will be responsible for defining the boundaries or the ownership unless marked on the sale plan with a "T".

Ingoing Valuation

The Purchaser may be required (subject to negotiation) to pay for certain items by way of an in-going valuation depending on the completion date including any cultivations, seeds sown, fertiliser spread, sprays or lime applied from which a crop has not since been taken, in accordance with the CAAV costings at the prevailing time.

Such valuation is to be made in the usual way by Townsend Chartered Surveyors acting for the Vendor, and valuers appointed by the Purchaser or their umpire, or failing that agreement, by an umpire who shall be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on application by either valuer. In the

event of a Purchaser failing to appoint a valuer prior to completion, the valuation will be made by the Vendor's valuer and shall be final and binding on all parties. The amount of the valuation shall be paid on completion, or if the amount is not agreed, the Purchaser shall pay an amount as certified by the Vendor's valuer to be adjusted when a value has been agreed.

The valuation money is to become payable on completion and interest will be charged at 5% above the Bank of England base rate on any amount outstanding.

Waste & Dilapidation

No claim for waste or dilapidation in any form will be allowed.

Fixtures & Fittings

If not specifically mentioned in the particulars, no fixtures & fittings are included in the sale. The Vendor may consider selling other items by separate negotiation. If electrical or other items or equipment are purchased from the Vendor, these have not been tested by Townsend Chartered Surveyors and nothing in these particulars should be deemed to be a statement that they are in good working order. Prospective purchasers must satisfy themselves as to their working order.

Floor, Sale Plans & Photography

The floor plans are not to scale and are for illustrative purposes only as to the type of accommodation available.

The other plans are also not to scale and should be used for reference only. Although carefully prepared the accuracy of these plans is not guaranteed. The photographs were taken between August and September 2018.

Authorities **Herefordshire Council**, Plough Lane, Hereford HR4 0LE Tel: 01432 260000. **Rural Payments Agency**, PO Box 69, Reading RG1 3YD Tel: 03000 200 301 Email: ruralpayments@defra.gsi.gov.uk.





Legal Pack A legal pack, including searches and replies to standard enquiries, is available from Burges Salmon, One Glass Wharf, Bristol, BS2 0ZX Tel: 0117 939 2000 Email: alastair.morrison@burges-salmon.com or alice.newsome@burges-salmon.com.

Directions From **Hereford** take the A438 westbound toward Brecon. After a mile at the roundabout take the third exit onto the A4110 signposted to Canon Pyon. Continue on the A4110 for approximately 7 miles, passing through Canon Pyon. Continue on to the village of Bush Bank where approximately 600 yards after the village the two estate cottages, Ivy Lodge and Ivy Cottage, are on the left with a sign to Brickhouse Farm and the driveway in between.

From **Leominster** take the A44 west towards Rhayader. Continue for approximately 3.7 miles before taking a left hand turn onto the A4110 towards Hereford and Canon Pyon. Continue south along the A4110 until you come to Bush Bank. Ivy Cottage and Ivy Lodge are approximately 300 yards on the right, after the Bush Inn, with the current access drive down to Brickhouse Farm in between.



Tenure *	Sheet ID	Parcel ID	Area (acres)			Description / Land Grade	Total Hectares
			Pasture +	Arable	Misc.		
FBT 1	SO4551	0527		19.42		Grade 1	7.86
RAA	SO4551	2228			0.11	Ivy Cottage	0.045
AST 2	SO4551	2523			0.13	Ivy Lodge	0.051
FBT 1	SO4450	9096		17.62		Grade 1	7.13
FBT 1	SO4551	1803		14.93		Grade 1	6.04
FBT 1	SO4550	3284		14.53		Grade 1	5.88
FBT 1	SO4550	1183	4.30			Grade 1	1.74
FBT 1 & 2	SO4450	0691			4.67	Farm buildings	1.89
FBT 2	SO4450	8876	0.87			Paddock	0.35
FBT 2	SO4450	9775	0.99			Paddock	0.40
AST 1	SO4450	9375			0.47	Farmhouse	0.19
FBT 2	SO4450	8272	8.38			Grade 3	3.39
FBT 1	SO4450	7160		24.51		Grade 2/3	9.92
FBT 1	SO4450	9838	19.57			Grade 2/3	7.92
FBT 1	SO4550	2230		15.15		Grade 1/2/3	6.13
FBT 1	SO4550	4318		21.70		Grade 1/2/3	8.78
FBT 1	SO4450	9508		13.84		Grade 2	5.60
FBT 1	SO4550	3003	19.87			Grade 2	8.04
In Hand		8238			0.47	Woodland	0.19
Totals			53.98	141.70	5.85		
TOTAL AREA			201.53 acres			81.546	

* Termination dates: FBT1 4.1.20; FBT2 Between 11.8.2019 & 10.1.2020; AST1 Between 11.8.2019 & 10.1.2020; AST2 Landlord can terminate between 23.11.2019 & 23.11.2020; RAA N/A

+ To be read with sale notes on BPS above

Viewing By appointment only through the Vendor's Agent, Townsend Chartered Surveyors, Matford Centre, Matford Park Road, Exeter, EX2 8FD. Tel: 01392 823935. Email: property@townsendcharteredurveyors.co.uk. Given the potential hazards of a working farm, for your own personal safety, please be vigilant when visiting Brick House, particularly around the farm buildings due to the presence of livestock and heavy machinery. Please ask if there are any fields with stock you should be cautious about..

Easements The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, sporting, drainage, gas, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, water, gas, or other pipes whether referred to in these particulars or not, and to the provisions of any Planning or Highways scheme of the County or Local Authorities. There is a public bridleway which travels down the driveway through OS 1183 and the southern boundary of OS 3284, as well as along the southern boundary of OS 9775 and 8876 before travelling across OS 8272. Two public footpaths also cross the land, through OS 7160, 9838 and 9508. There is a right of access to Canon Pyon House's septic tank in OS 8272. Please see the Legal Pack for the location of these rights of way.

Misrepresentation Disclaimer Any representations made by the Vendor or Townsend Chartered Surveyors whether orally or in writing and whether made prior hereto or contained herein is believed to be correct but its accuracy is not guaranteed. The Purchaser acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into the contract on reliance upon his own researches and not reliant upon any such representation made by the Vendor or Townsend Chartered Surveyors.

Any description and information given should not be relied on as a statement or representation of the fact that the property or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Purchaser.



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