

HMCC/td/FA70 (covering letter)

BRICK HOUSE ESTATE, CANON PYON, HEREFORDSHIRE HR4 8PH

Hereford – 8 miles Leominster – 8 miles Worcester – 33 miles Birmingham - 54 miles

We are pleased to enclose the sale brochure for Brick House Estate, which is being offered by private treaty for the first time in over 190 years on the instruction of the Trustee of the Major AEC Wilson (1959) Settlement having been managed by Townsend Chartered Surveyors for over 25 years. Available as a whole or in lots.

As a Whole

Guide price

The 201-acre arable farm with a six bedroom Georgian house, modern and extensive traditional farm buildings (suitable for development, subject to the usual consents) with planning permission for a new additional access and two three-bedroom entrance lodges.

£3,900,000

In Lots (See Lotting Plans 1 and 2)

Lot 1 Brick House

£350,000

A six bedroom Georgian house with garden.

Adjoining paddocks, farmland and parts or all the buildings in Lot 3 are available by separate negotiation.

Vacant possession will be available between August 2019 and January 2020.

Lot 2 Former Hop Kilns/Oast House

£120,000

A two storey brick and stone building (T8) on a footprint of 1,400 ft², suitable for conversion for residential use (subject to the usual consents).

Adjoining paddocks and farmland are available by separate negotiation.

Vacant possession will be available between September 2019 and January 2020.

Lot 3 Traditional and Modern Farm Buildings

£475-575,000

14,900 ft² of traditional brick buildings (T1-T7) benefitting from a recent grant of planning permission for a new additional access, suitable for conversion for residential use (subject to the usual consents). Also includes 12,000 ft² of modern farm buildings (M1-M4 and M6). 2.39 acres.

Adjoining land is available by separate negotiation.

Vacant possession will be available between September 2019 and January 2020.

Lot 4 Beef Shed/Grain Store 75' x 75' and Silage Clamp 45' x 75'

£120,000

A versatile stock shed/grain store, silage clamp (to be reversed if necessary) and yard. 1.21 acres.

Adjoining land is available by separate negotiation.

Vacant possession will be available between September 2019 and January 2020.

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| Lot 5 | Ivy Lodge
One of a pair of entrance lodges with three bedrooms, garden, dilapidated double garage and separate parking.
Adjoining land is available by separate negotiation.
Vacant possession available from November 2019. | £198,000 |
| Lot 6 | Ivy Cottage
A near identical twin of Ivy Lodge with a single garage. Subject to a protected tenancy under the Rent (Agriculture) Act 1976.
Adjoining land is available by separate negotiation.
Available from between September 2019 and January 2020. | £140,000 |
| Lot 7 | Farmland/Paddocks
70 acres Grade 1, 87 acres Grade 2, 36 acres Grade 3. Available as a whole or in lots.
Vacant possession between September 2019 and January 2020. | £11,000-
£12,500
per acre |

In the event of a sale in lots, rights and reservations may be imposed and granted for the provision of access, maintenance and services.

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.

Viewing

As Brick House Estate is occupied by a number of tenants, viewing is strictly 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 personal safety, please be vigilant when visiting Brick House, particularly around the farm buildings due to the presence of livestock and heavy machinery, and ensure you close all gates behind you. Please ask if there are any fields or buildings with stock you should be cautious about.

If condition, communication, situation or any other factors are of particular importance, please discuss these with us prior to arranging a viewing so as not to make a wasted journey.

TOWNSEND CHARTERED SURVEYORS