

# GREEN LANE FARM

TITLEY, KINGTON, HEREFORDSHIRE HR5 3RW



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An excellent opportunity to acquire a well-situated farm extending to approximately 24.59 acres of productive pastureland. The land offers strong grazing capacity and is ideally suited to a small-holding, livestock enterprise, or equestrian use. Complemented by a range of agricultural buildings with potential for alternative uses (subject to the necessary consents), this property presents a versatile and appealing rural opportunity.

## FARMHOUSE

3 bedroomed Farmhouse | Large Garden | Off Road Parking

## FARM BUILDINGS AND YARD

Traditional Buildings | Dutch Barn | Lean-to | Hardcore Yard

## LAND

Predominantly Grade III pasture land | 0.15 acres of Woodland | In all extending to approx. 24.59 acres

**AVAILABLE AS A WHOLE**

**IN ALL ABOUT 24.59 ACRES (9.94 HECTARES)**

**FOR SALE BY PRIVATE TREATY  
OFFERS IN THE REGION OF £825,000**

## Location

Green Lane Farm is located north of the village of Titley. Titley is situated on the B4355 between Kington and Presteigne. From the property, Kington lies approximately 3 miles to the southwest, and Presteigne is approximately 3 miles to the northeast, across the Wales–England border. The larger towns of Leominster and Ludlow and city of Hereford are accessible via nearby main roads. The A44, which runs between Rhayader and Leominster, passes through the nearby town of Kington and provides access to the wider road network.

## Description

Green Lane Farm is an attractive holding in north Herefordshire extending to approximately 24.59 acres. At the centre of the property stands a characterful stone-and-render farmhouse, with a yard and two traditional stone barns set to the rear, complemented by a range of more modern buildings suitable for a variety of uses (subject to the necessary consents). The land is gently to moderately sloping and benefits from good access both from the farmyard and the adjoining council-maintained road. Green Lane Farm offers excellent potential for continued agricultural use, alongside opportunities for alternative or diversified uses (subject to the necessary consents).



**Kington 4.5 miles | Presteigne 5 miles | Leominster 13.5 miles | Hay on Wye 17 miles | Ludlow 20 miles | Hereford 24 miles**

## **Green Lane Farmhouse, Buildings & Land**

Green Lane Farmhouse consists of a detached three bedroom stone and render property, under a slate roof. The property is accessed directly off a council maintained road, onto the yard leading to the side elevation of the property. The house occupies a level position adjacent to the traditional buildings. The property benefits from oil fired central heating and predominantly double glazed windows. The property has generally level lawn areas to its front elevation, together with a hardcore parking area.

The internal accommodation is more particularly described as follows:

### **Rear porch/utility**

4.32m x 1.9m (14'2" x 6'2")

With double glazed UVPC windows to the rear elevation, plumbing for a washing machine, sink, boiler and exterior doors to the side elevations.

### **Wood Store**

3m x 4m (9'10" x 13'1")

Stone steps leading down to wood store, with exposed stone walls, flagstone floor and a hatch to the rear elevation.

### **Kitchen**

6.21m x 2.98m (20'4" x 9'9" )

Comprising wall and base units with a sink and a window to the side and rear elevation, vinyl flooring, oil Rayburn, electric oven and pantry cupboard.

### **D/S Shower Room**

2.75m x 1.5m (9'0" x 4'11")

Comprising toilet, basin, shower and vanity, with tile flooring and a window to the side elevation.

### **Hallway**

1.85m x 5.6m (max) (6'0" x 18'4" (max))

With carpet flooring, staircase to the first floor and a door to the front elevation.

### **Sitting Room**

4.32m x 4.72m (14'2" x 15'5")

With carpet flooring, oil stove, radiator and a window to the front elevation.

### **Dining room**

4.69m x 3.91m (15'4" x 12'9")

With carpet flooring, radiator, exposed beams, wood burning stove and a window to the front elevation.

### **Front Porch**

3.55m x 1.63m (11'7" x 5'4")

With triple aspect windows, tile flooring and double doors to the front elevation.



## Stairs to Landing

### Bedroom

3.0m x 3.74m (9'10" x 12'3" )

Steps down to bedroom, with carpet flooring and a window to the side elevation.

### Bathroom

3.44m x 1.77m (11'3" x 5'9")

Comprising, bath, basin and toilet, laminate flooring and a single glazed window to the side elevation.

## Stairs to landing

### Bedroom

4.03m x 4.03m (13'2" x 13'2")

With carpet flooring, radiator, built in cupboard and a window to the front elevation.

### Bedroom

4.66m x 4.7m (15'3" x 15'5")

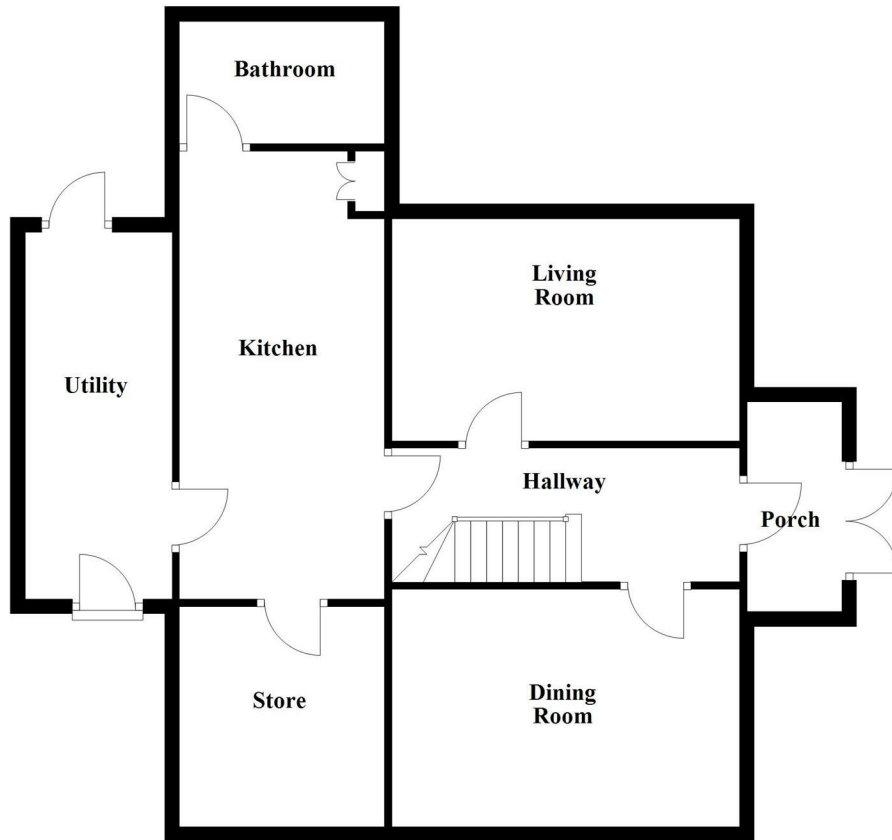
With carpet flooring, radiator and a window to the front elevation.



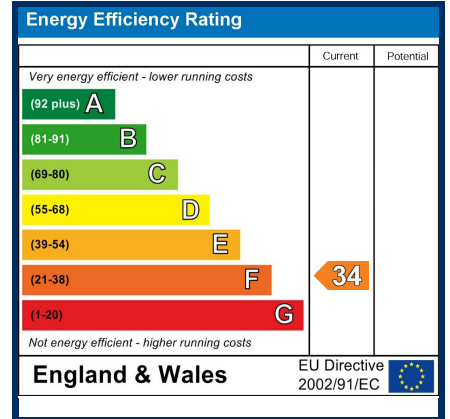
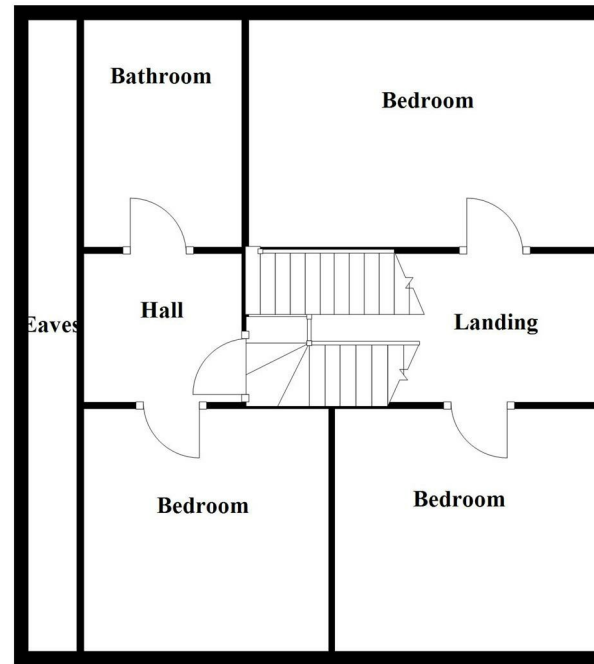


# GREEN LANE FARM

Ground Floor



First Floor



## Farm Buildings

The Farm benefits from a range of both modern and traditional agricultural buildings positioned to the rear of the farmhouse. These buildings are used for livestock accommodation and general storage. They are conveniently accessed directly from the council-maintained road, which runs between the buildings. To the rear of the house is a yard with two traditional stone buildings. Immediately west of Green Lane is a range of more modern agricultural buildings of steel and timber-framed construction. The farm buildings are connected to mains electricity and have a private water supply. The buildings are more particularly described as follows:

### Stone Barn 1

16.5 x 5.86m (54'1" x 19'2")

Comprising a part two storey stone barn with a sheeted roof and timber cladding, partly open fronted with timber supports.

### Stone Barn 2

13.3m x 6.2m (43'7" x 20'4")

Comprising traditional stone building with a mono-pitched sheeted roof and timber hayloft.

### Dutch Barn

13.55m x 7.2m (44'5" x 23'7" )

3 bay Dutch barn with steel supports, under a corrugated sheeted roof and sides with an earth floor.

### Steel portal frame Lean-to

13.55 x 8.6m (44'5" x 28'2")

Enclosed by sheeted sides with small storage workshop area, under a sheeted roof and earth floor.

### Pole Lean-to

13.2m x 8.7m (43'3" x 28'6" )

With timber supports under a sheeted roof with a concrete and earth floor.

### Two bay lean-to

4.6m x 8.2m (15'1" x 26'10" )

Steel supports with cladding under a tin roof.

### Adjoining Pole Barn

13.5m x 8.6m (44'3" x 28'2")

With a concrete floor, timber supports under a sheeted roof.



## **The Land**

The land extends to approximately 24.59 acres in total, comprising productive pasture divided into a series of interconnecting field parcels. The main block amounts to around 16.81 acres, arranged as four well-linked enclosures with direct road frontage onto Green Lane and internal gateways providing easy movement throughout. Classified as Grade 3 under the provisional agricultural land classification, the land has been utilised for grazing livestock, offering strong stocking capabilities and secure boundaries formed by mature mixed-species hedgerows and post-and-wire fencing. Access is taken directly from Green Lane into field parcel 4043, with further access available via Green Lane Farmyard.

To the rear of the more modern farm buildings lies a further 7.12 acres of Grade 3 & 4 pasture, divided into two well-defined parcels that provide additional useful grazing land. A small area of established woodland and a natural pond enhance both the ecological and visual appeal of the holding, creating an attractive rural backdrop to the farmstead and contributing valuable biodiversity.

## **General Information**

### **Energy Performance Certificate (EPC)**

Green Lane Farmhouse has an energy efficiency rating of a F.

### **Council Tax Band**

Green Lane Farmhouse is a band D for council tax.

## **Services**

Green Lane Farmhouse is connected to a private third-party water supply (quality and quantity of private water supply not guaranteed), mains electricity, telephone and foul drainage is to a septic tank. The farm buildings have a private third-party water supply (quality and quantity of private water supply not guaranteed) and mains electricity.

Broadband - Standard and Ultrafast available. Estimated Broadband speeds: Download - 18-900 Mbps Upload: 1-900 Mps

Mobile signal/coverage - Varying coverage available from the following providers: EE, O2, Three, Vodafone.

## **Access**

The property is accessed via the council maintained road known as Green Lane.

## **Tenure**

The property is sold freehold, with vacant possession upon completion.

## **Nitrate Vulnerable Zone / Flood Zone / Designation**

The property is not situated within a Nitrate Vulnerable Zone

The property is not situated within Flood Zone 2 or 3.

We are not aware of any other designations over the land or property.

## **Wayleaves, Easements & Rights of Way**

The land will be sold subject to any wayleaves, easements, public or private rights of way and covenants and all outgoing whether mentioned in these sale particulars or not. There are public rights of way crossing the property. Further information available via the Herefordshire Council website and from the selling agent.

## **Basic Payment Scheme & Stewardship Schemes**

The delinked BPS payments are reserved by the Vendor. We are not aware of the land being entered into any environmental land management schemes.

## **Sporting, Timber & Mineral Rights**

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

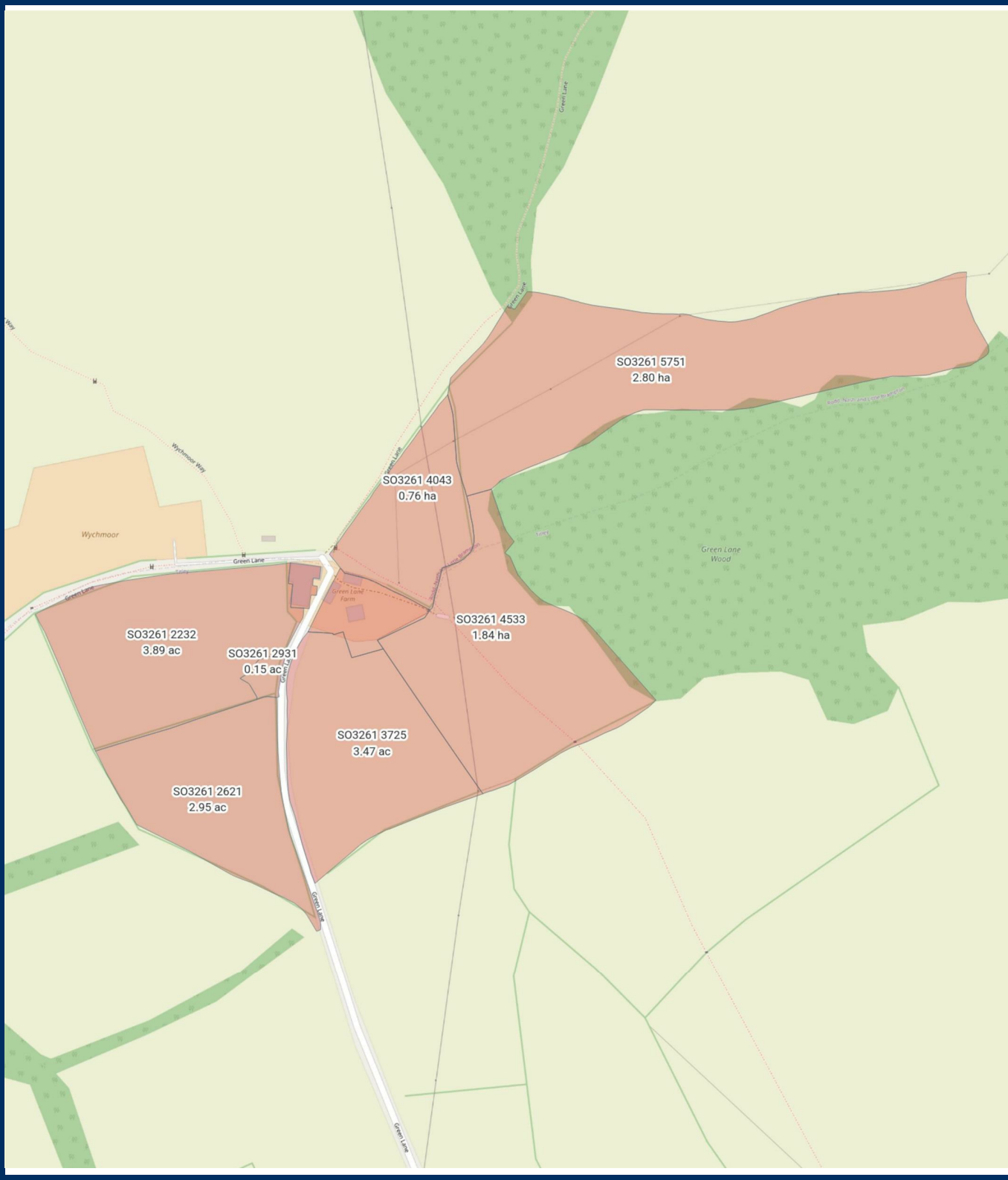
## **Boundaries & Fencing**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

## **Mode of Sale**

Green Lane Farm is offered for sale by Private Treaty.





## Field Schedule

Field No.	Type	ha est.	ac est.
SO3261 3725	Pasture	1.4	3.47
SO3261 4533	Pasture	1.84	4.54
SO3261 4043	Pasture	0.76	1.88
SO3261 5751	Pasture	2.8	6.92
SO3261 2232	Pasture	1.57	3.89
SO3261 2621	Pasture	1.19	2.95
SO3261 2931	Woodland	0.06	0.15
SO3261 3735	House & Buildings	0.27	0.66
SO4868 7922	Buildings	0.05	0.13
	<b>TOTAL</b>	<b>9.94</b>	<b>24.59</b>

## Guide Prices

Offers in the region of £825,000

## Planning

No formal planning searches have been undertaken on the land or buildings. Full details of the planning history can be found on the local authority website.

## Planning Uplift

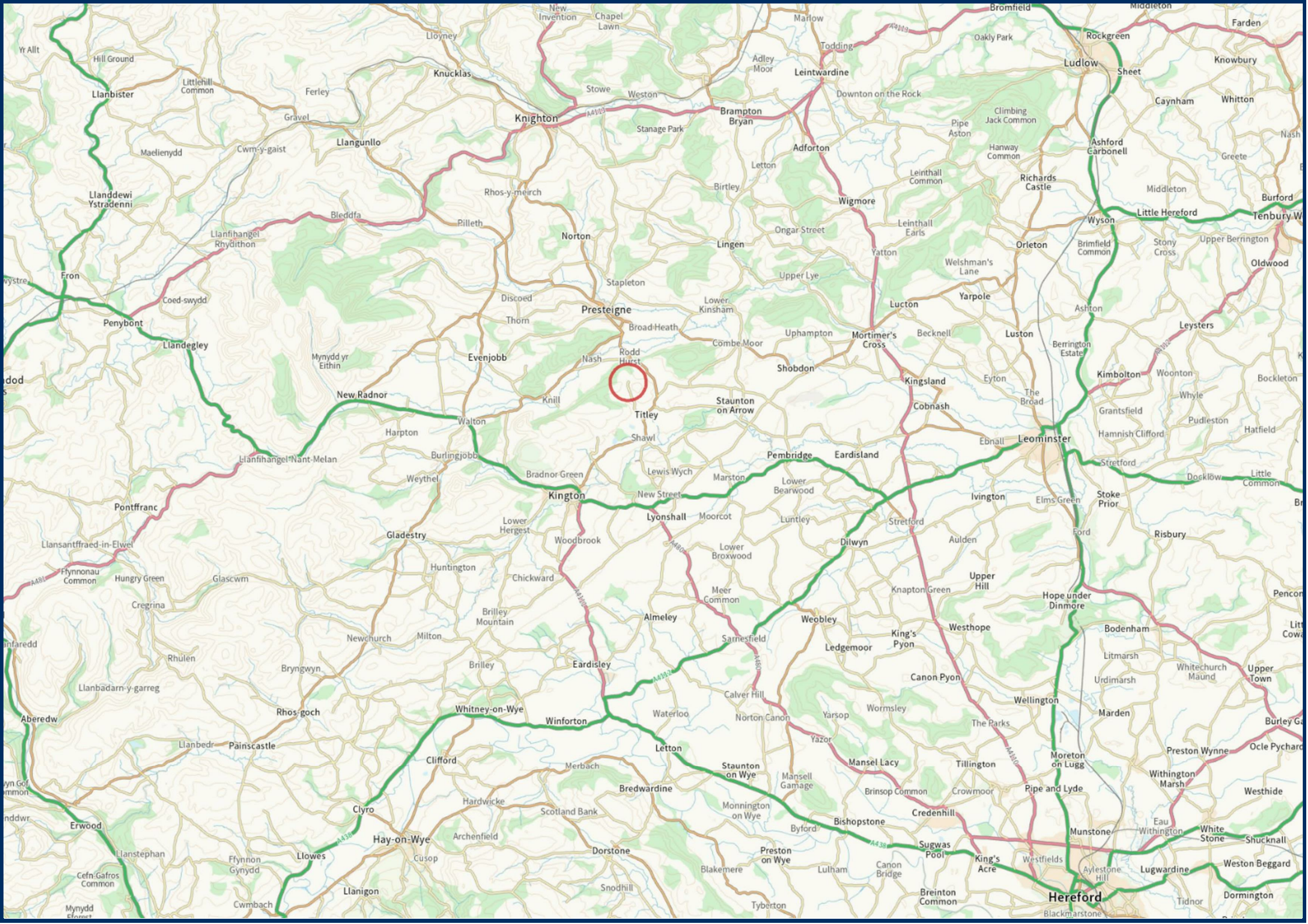
The buildings west of Green Lane are sold with an overage clause in favour of the vendor for future alternative development outside agricultural and equestrian use. The Vendors will retain a 35% uplift in value of the buildings for alternative development on the grant of planning permission, for a period of 25 years.

## Local Authority & Public Utilities

Herefordshire Council, Plough Lane, Hereford HR4 0LE  
 Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT  
 National Grid ED (West Midlands), Bristol, BS2 0TB

## Viewing

Viewing strictly by appointment with the selling agent only.  
 Peter Kirby 07967 817274 / p.kirby@sunderlands.co.uk  
 Charlotte Watson 07442 400949 / c.watson@sunderlands.co.uk



## Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

## Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

## Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

## Directions

From Hereford, head west on the A438 for approximately 14 miles. At the junction signposted for Brecon, continue straight ahead onto the A4111, following the road through the village of Eardisley. Continue for around 6 miles until you reach the roundabout, then take the second exit onto the A44. At the next roundabout, take the third exit onto the B4355, signposted Titley/Presteigne. Follow this road for about 3 miles until you enter the village of Titley. Just before The Stag Inn, turn left onto Green Lane. Continue along this single-track lane for approximately 1.2 miles; the property is located on both sides of the lane and will be marked with the agent's 'For Sale' board.

What3words ///cocktail.wrist.drag

## Important Notice

- (a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.
- (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.
- (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.
- (d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



### Kington Office

Albion House,  
Bridge Street,  
Kington  
HR5 3DL

### Hereford Office

Offa House,  
St Peters Square,  
Hereford  
HR1 2PQ  
Tel: 01432 356161

### Peter Kirby

07967 817274  
p.kirby@sunderlands.co.uk

### Charlotte Watson

07442 400949  
c.watson@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



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