

OLDCASTLE FARM

KINNERSLEY, HEREFORDSHIRE



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KINNERSLEY, HEREFORDSHIRE HR3 6NY

An excellent opportunity to acquire a well-located and versatile farm extending to approximately 213.82 acres, comprising productive arable land and attractive mixed woodland. The arable land is capable of supporting a wide range of cropping, while the established woodland provides amenity, environmental interest, and additional income potential. Notably, the woodland benefits from a valid felling licence, offering immediate commercial prospects. Well-suited to both farming and investment purposes, this appealing farm combines strong agricultural credentials with natural capital opportunities in a desirable and accessible countryside setting.

FARMHOUSE

4 bedroom Farmhouse | Conveniently located to farm buildings | Separate entrance and grounds with off road parking.

FARM BUILDINGS

Modern general purpose agricultural building | Grain Store | Silage/bulk stores | Livestock handling facility
| Level concrete and hardcore yard areas.

LAND

Combination of Grade 1, 2, 3 & 4 | Woodland | Approx. 213.82 acres total

Available as a Whole or in Three Lots

IN ALL APPROX. 213.82 ACRES (86.52 HECTARES)

FOR SALE BY PRIVATE TREATY

OFFERS IN THE REGION OF £3,250,000 AS A WHOLE

Location

Oldcastle Farm is situated on the edge of the tranquil village of Kinnersley in North Herefordshire, approximately 10 miles northwest of Hereford and 5 miles east of the Welsh border. The farm is nestled within a rural landscape characterised by arable land, pasture fields and orchards, contributing to the areas scenic beauty. The farm is well-connected by road, offering convenient access to both Hereford and the Welsh border. The A4112, a primary route, passes adjacent to the farm, facilitating travel to Leominster and Hay-on-Wye. Additionally, the A44, from Rhayader to Leominster, is situated nearby, providing further connectivity.

Description

Oldcastle Farm, Kinnersley, is a predominantly arable holding located in north Herefordshire, extending to approximately 213.82 acres of productive farmland and established woodland. At the heart of the farm lies a modern four-bedroom farmhouse, constructed in the early 1980's subject to a agricultural occupancy condition. The property also includes a range of modern farm buildings, well-suited to a variety of agricultural uses. Access is via a council-maintained road leading onto a private tarmac drive, which provides direct access to the farmhouse, buildings, and land. The land is largely level with excellent access from both the central farmstead and adjoining public roads. Situated within a strong and active agricultural community, Oldcastle Farm offers significant potential for modern farming, as well as opportunities for diversification.



Lot 1 Oldcastle Farmhouse, Buildings and Land

Oldcastle Farmhouse consists of a detached brick and tiled 4 bedroomed property, which was built in the early 1980's, subject to an Agricultural Occupancy Restriction. The property is accessed directly off the council maintained road onto the shared tarmac farm drive, leading directly to the front elevation of the property. The house occupies a level position adjacent to the operational farm buildings. The property benefits from double glazed UPVC windows throughout and oil fired central heating. The property has generally level lawn areas to its front elevation, together with a tarmac and hardcore carparking area.

The internal accommodation is more particularly described as follows:

Utility

2.91m x 3.33m (9'6" x 10'11")

Side entrance door to utility room with base units and sink, space for a washing machine, lino flooring, radiator and window to the side.

WC

1.93m x 1.13m (6'3" x 3'8")

Comprising toilet, wash hand basin and radiator with window to the rear.

Kitchen/breakfast room

3.57m x 6.63m (11'8" x 21'9")

With wall and base units, double sink, plumbing for a dishwasher, cooker space, radiator, dual aspect windows with lino floor.



Pantry

1.40m x 1.13m (4'7" x 3'8")

With shelving and lino flooring.

Hallway

4.13m x 2.61m (13'6" x 8'6")

Front hall leading to front door with open sided porch. Carpet floor and staircase leading to the first floor of the property.

Office

2.63m x 2.36m (8'7" x 7'8")

With carpet floor, radiator and window to the rear elevation.

Sitting Room

3.57m x 6.63m (11'8" x 21'9")

Comprising open fire with stone surround, triple aspect windows with carpet floor, radiator and TV connection point.

Stairs to landing

With airing cupboard and access to the loft space with window to the front and radiator.



Bedroom 1

4.12m x 3.56m (13'6" x 11'8")

Dual aspect windows with radiator, carpet floor and TV point.

Bedroom 2

3.55m x 3.48m (11'7" x 11'5")

Dual aspect windows with radiator, power socket and TV point.

Bedroom 3

3.46m x 3.00m (11'4" x 9'10")

With window to the rear elevation, radiator, carpet floor and shower cubicle.

Bedroom 4

3.57m x 2.98m (max.) (11'8" x 9'9" (max.))

With window to the rear elevation, carpet floor, radiator and built in cupboards.

Bathroom

2.74m x 1.97m (8'11" x 6'5")

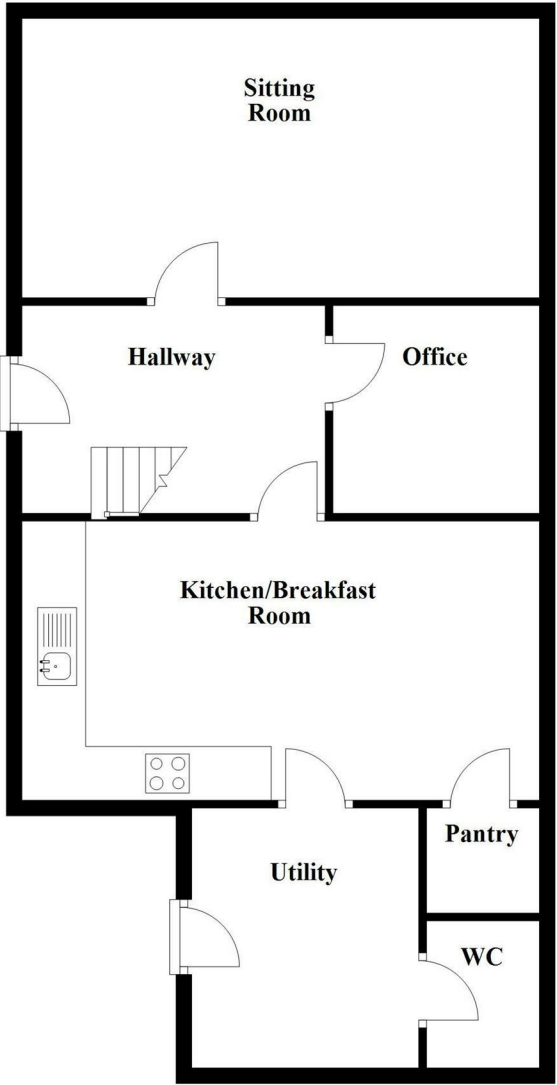
Comprising bath, shower, toilet, sink with a window to the rear elevation, lino flooring and radiator.



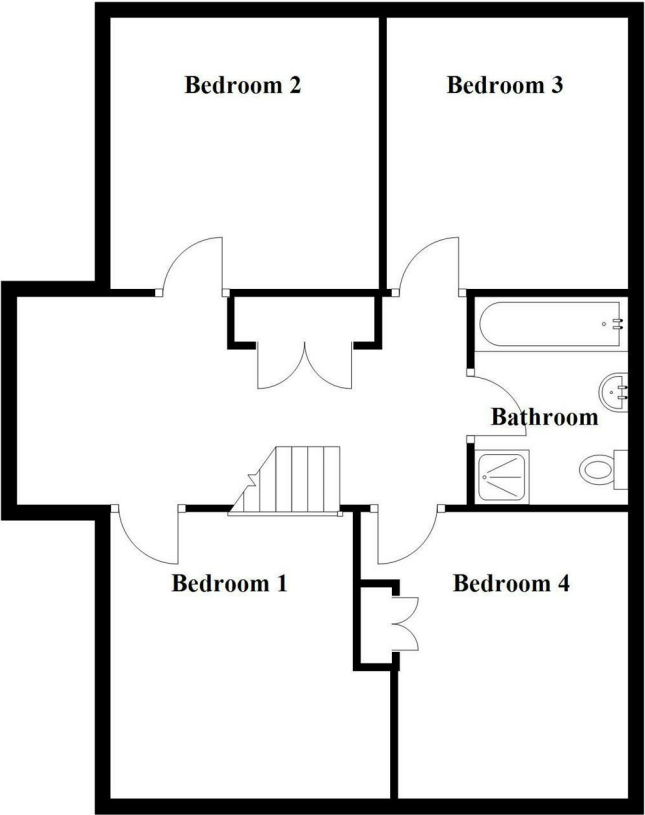


OLDCASTLE FARMHOUSE

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Farm Buildings

The farm has the benefit of a range of modern farm buildings situated adjacent to the farmhouse. The buildings are mainly laid out for crop, machinery and general storage. The buildings are accessed via the council maintained road, over a shared tarmac drive leading to hardcore and concrete yard areas. The buildings occupy a generally level site and provide adequate accommodation for a farm of this size. The farm buildings are connected to mains electricity and have a private water supply.

These are more particularly described as follows:

Grain Store

36.58m x 18.29m (120' x 60')

Steel framed general purpose building with concrete walls and box profile sheeting above, under a fibre cement roof with concrete floor with double sliding doors to the front elevation.

General Purpose Building

30.48m x 9.14m (100' x 30')

Steel framed building with concrete walls and box profile sheeting above, under a fibre cement roof with concrete floor being open fronted with cattle feeding gates. Galvanised cattle loading pens to the front elevation on a concrete pad.

Silage/Bulk Feed Stores

22.86m x 7.32m (75' x 24')

Two adjoining steel framed and concrete walled silage/bulk feed stores with concrete floor.



The Land

The land comprises approx. 163.95 acres of arable and woodland contained within a ring fence. The land benefits from road frontage onto Ailey Land along with internal field margins and tracks. The woodland extends to 12.84 acres of woodland split into two blocks of 9.56 acres and 3.24 acres with felling licences granted for clear felling and thinning respectively.

The land is predominately Grade 3 and Grade 4 with some Grade 1 land close to the farmstead according to the provisional agricultural land classification.

Lot 2 Approx. 32.22 Acres of Arable Land

This attractive level block of arable land is divided into two adjoining field parcels, extending to approximately 17.36 acres and 14.86 acres. The land is Grade 2 & 3 according to the provisional agricultural land classification and has been carefully managed under an arable rotation, making it ideal for a variety of cropping options. Each parcel is easily accessible from the surrounding roads, providing excellent connectivity and facilitating efficient movement of machinery. The land is predominantly free-draining and well-suited to modern farming practices. With its flexible layout, the parcels offer potential for a range of agricultural uses and could also present opportunities for diversification or environmental schemes, subject to the necessary consents.

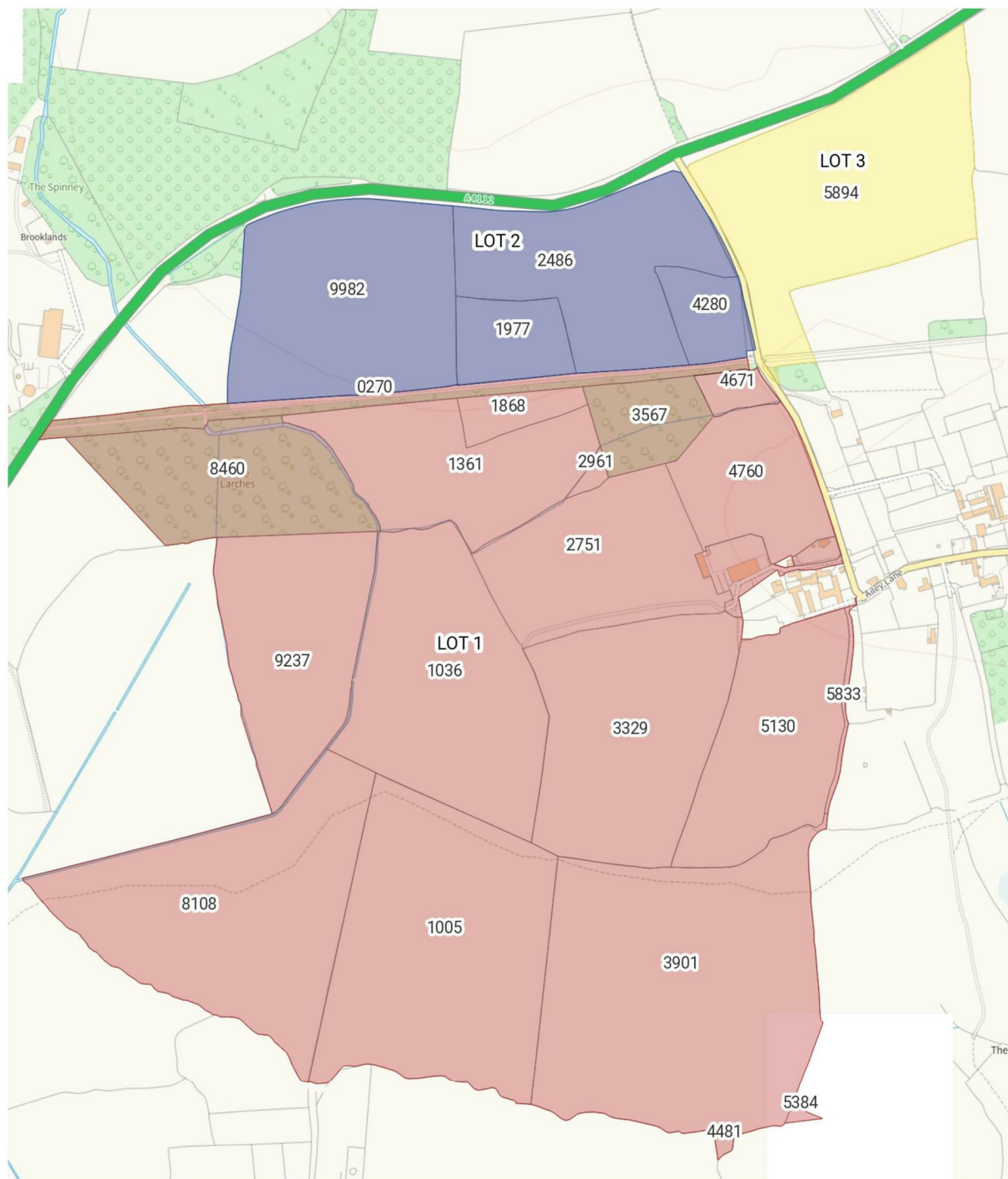
Lot 3 Approx. 17.65 Acres of Arable Land

Comprising of approximately 17.65 acres (7.14 hectares) this convenient block of productive, Grade 2 & 3 arable land is ideally suited for a range of cropping and agricultural purposes. The land is of a consistent topography, with well-defined boundaries and direct access from an adjoining council-maintained road. The northern boundary runs parallel with the A4112, offering excellent connectivity and potential for easy access. Currently in an arable rotation, the land has been well managed as part of the wider farming enterprise. This land presents an excellent opportunity for both commercial farming and potential environmental or diversification schemes, subject to the necessary consents.

Cropping

The land is currently farmed in hand in a 5 year rotation comprising, Oil Seed Rape, Winter Beans, Wheat and Barley. The land has not had Maize or Potatoes grown on it in the last 10 years.





Field Schedule

Lot 1		ha est.	ac est.
SO3348 1361	Arable	3.94	9.73
SO3348 2961	Arable	0.12	0.29
SO3348 4671	Arable	0.37	0.93
SO3348 4760	Arable	2.52	6.22
SO3348 2751	Arable	4.10	10.13
SO3348 1036	Arable	6.39	15.80
SO3248 9237	Arable	4.45	10.99
SO3248 8108	Arable	7.69	19.01
SO3348 1005	Arable	8.15	20.14
SO3348 3329	Arable	5.96	14.74
SO3348 5130	Arable	4.10	10.12
SO3348 3901	Arable	10.29	25.42
SO3348 5833	Arable	0.13	0.33
SO3348 1868	Arable	0.64	1.57
SO3348 0270	Railway track	1.50	3.71
SO3348 3567	Woodland	1.31	3.24
SO3347 4481	Woodland	0.07	0.18
SO3347 5384	Woodland	0.05	0.11
SO3248 8460	Woodland	3.88	9.59
	Buildings & yards	0.56	1.38
	Farmhouse & Gardens	0.13	0.32
		66.35	163.95
Lot 2			
SO3248 9982	Arable	6.01	14.86
SO3348 4280	Arable	0.98	2.42
SO3348 1977	Arable	1.30	3.22
SO3348 2486	Arable	4.74	11.72
		13.03	32.22
Lot 3			
SO3348 5894	Arable	7.14	17.65
	Total	86.52	213.82

General Information

EPC

The Farmhouse has an Energy Efficiency Rating of a D.

Council Tax Band

Oldcastle Farmhouse is a band D for council tax.

Services

Oldcastle Farmhouse is connected to mains water, electricity, telephone and foul drainage is to a shared septic tank. The farm buildings benefit from mains water and a private water supply (quality and quantity of private water supply not guaranteed).

Access

Each lot will be sold with its own right of access from the highway via existing field gateways or tracks.

Tenure

All three lots will be sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is not situated within a Nitrate Vulnerable Zone.

Part of the southern parcels in Lot 1 are in Flood Zone 2 & 3.

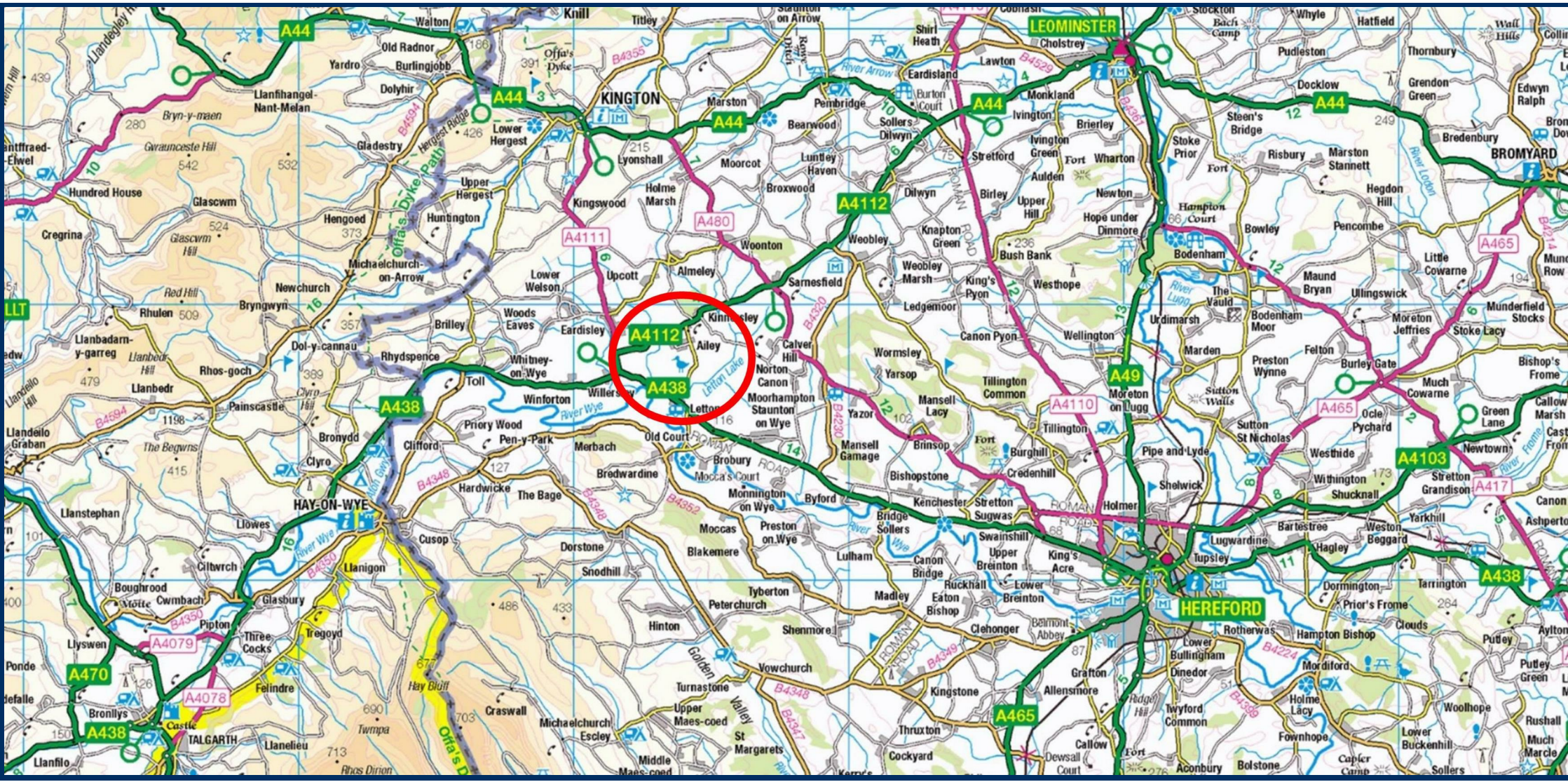
Field parcel 5384 (0.11 acres) is situated within a SSSI known as 'The Sturts'

Wayleaves, Easements & 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. There are public footpaths crossing the land in Lot 1. As far as we are aware Lot 2 and Lot 3 are not impacted by any public rights of way. 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 schemes.



Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale. We understand that the woodland included within Lot 1 has felling licences for clear fell and thinning. Further details can be provided by the selling agent.

Mode of Sale

Oldcastle Farm is being offered for sale as a whole or in three lots by Private Treaty.

Prospective Purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer.

Guide Prices

Lot 1 - £2,475,000

Lot 2 - £500,000

Lot 3 - £275,000

Planning

Full details of the planning history can be found on the Herefordshire County Council website. The Farmhouse is subject to an agricultural occupancy condition.

Local Authority & Public Utilities

Herefordshire County Council, Plough Ln, Hereford HR4 0LE

Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT

National Grid ED (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent only. Gareth Wall on 01432 356161 (Option 3) or 07974 143336 g.wall@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.

Directions

From the village of Eardisley proceed south on the A4111 and after approximately 1 mile turn left onto the A4112. Proceed along this road for approximately 2 miles and take the right hand turning towards Ailey. Continue along this road for approximately ¼ mile and the property can be found on the right hand side.

What3words

Lot 1 - ///pocketed.mattress.wiggling

Lot 2 - ///bulldozer.excusing.scrum

Lot 3 - ///kind.winks.gratuity

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.

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 have any authority to make or give any representation or warranty whatsoever in relation to the property.



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Sunderlands Rural

