Yew Tree Farm comprises of approximately 36.72 Acres (14.86Ha) of traditional Herefordshire pastureland, traditional Listed farm buildings and detached three storey five bed roomed Listed farmhouse. The buildings and farmhouse are in need of substantial repair, modernisation and improvement. This farm is located in a peaceful location within easy commuting distance of Ledbury and beyond. No Chain

AUCTION GUIDE PRICES:

Lot 1 House, Buildings & 7.55 Acres £500,000 to £600,000
Lot 2 14.95 Acres £100,000 to £150,000
Lot 3 13.73 Acres £100,000 to £150,000

To be offered for sale by public auction, subject to conditions of sale and unless previously sold, at The Feathers Hotel, Ledbury on 27th September 2017 at 6.30pm

Vendor Solicitors: Masefield Solicitors LLP, Worcester Rd, Ledbury HR8 1PN Tel. 01531 632377. Mrs L Beddoes acting.
Yew Tree Farm comprises of approximately 36.72 Acres of traditional Herefordshire pastureland, traditional Listed farm buildings and detached three storey five bedroomed Listed farmhouse. The buildings and farmhouse are in need of substantial repair, modernisation and improvement. This farm is located in a peaceful location within easy commuting distance of Ledbury and beyond. No Chain.

The Accommodation comprises:

**ENTRANCE**
Timber door to:

**HALLWAY**
Red tiled floor, stairs off with door to cellar, external timber door to rear

**DRAWING ROOM 4.2m x 3.6m**
Wooden floor, Victorian cast iron fireplace, tiled and marble surround, wood burner inset in front, sash window with shutter

**DINING ROOM 4.2m x 4.2m**
Victorian cast iron fireplace, tiled and marble surround, wood burner inset in front, walk in cupboard

**DAIRY 4.5m x 2.2m Maximum**
Fitted shelves, flagstone/tile floor

**KITCHEN 3.7m x 3.6m**
Oil fired Rayburn which heats the water, bread oven, exposed timbers and beams, storage cupboard, tiled floor

**SCULLERY 3.2m x 3.0m**
Fitted wall and base units incorporating Belfast sink, space and plumbing for appliances, tiled floor, well pump, tiled floor

**FIRST FLOOR**

**LANDING**
Stair return, south facing sash window with views to May Hill, wooden floor, stairs off, access to attached granary

**BEDROOM 4.4m x 3.7m**
Victorian cast iron open fireplace, wooden floor, sash window

**BEDROOM 4.4m x 4.4m**
Victorian cast iron open fireplace, wooden floor, sash window

**STEPS DOWN TO**

**BATHROOM 2.8m x 2.2m**
Coloured suite comprising W.C, hand basin, bath, shower cubicle, tiled walls

**BEDROOM 3.7m x 3.7m**
Stairs down to kitchen, access to airing cupboard with copper water tank, wooden floor

**SECOND FLOOR**

**LANDING**
Wooden floor

**BEDROOM 4.5m x 3.9m**
Wooden floor, sash window, ceiling brace

**BEDROOM 4.5m x 4.5m**
Fireplace, wooden floor

**OUTSIDE**
The property is accessed off the highway via a pedestrian gate leading to the front door, a separate vehicular access to the side of the property leads to the outbuildings and parking/turning area. The garden comprises mature shrubs, trees and flower beds. A path leads round to the side of the property with lawn area, access to the cellar and further enclosed garden comprising two greenhouses

**FARM BUILDINGS**
Directly adjacent to the main farmhouse is a range of traditional farm buildings, which comprise:

A 2-bay corrugated iron Dutch barn (7.5m x 5.3m), incorporating a timber clad lean-to extension to the rear (7.5m x 4.3m)

A single-storey agricultural store of red brick construction, under a slate roof, with internal brickwork flooring (13.5m x 7.9m including rear lean-to)

Adjoining this is a double-storey timber framed barn with red brick infills (12.5m x 5.0m), full height timber doors, with timber clad extension to the rear, under plain tiled roof. The former consists of a double-height central passageway, enclosed storage areas on either side with haylofts above.

To the rear of these structures are open-fronted stores, under a tin roof.

Attached to the rear of the main farmhouse is a two-storey former Cider Mill house with granary above (both 6.6m x 5.0m).

Adjacent to the traditional farm buildings is an enclosed livestock holding pen.
LAND
Approximately 14.86 hectares (36.72 acres) of Grade II permanent pasture separated into three lots for convenience of sale (see plan), including the remnants of a traditional orchard within Lot 2, displaying a relatively flat topography, all of which lies in one enclosed block, with the exception of one parcel situated directly opposite the main farmhouse. The land is reasonably fenced throughout, bounded by mature hedgerows and trees, and benefits from excellent accessibility, both via internally stoned gateways, and several points of access onto the public highway. A mains water connection is afforded to a number of field parcels. A detached, wooden clad pole cattle building, under a corrugated tin roof, is situated in the parcel to the south of Lot 1, benefitting from a mains water connection.

BASIC PAYMENT SCHEME (BPS)
BPS Entitlements are held by the Vendors and are to be sold within the purchase price, and will be transferred to the purchaser at no extra cost subject to the Purchaser meeting the Active Farmer and 5 Hectare minimum area requirements. Lot 1 3.00 Entitlements, Lot 2 6.02 Entitlements, Lot 3 5.55 Entitlements. Please ask agents for clarification.

SERVICES
Mains and private water and mains electricity serve the farmhouse and some of the farm buildings and fields. The Purchasers of Lots 2 & 3 are to make their own mains water connections if necessary. Septic tank drainage to soakaway. Telephone connected subject to BT Regulations.

BOUNDARIES
The purchasers of Lots 2 and 3 shall erect and forever maintain a suitable livestock proof fence of stock netting and two strands of barbed wire on the boundaries marked with an inward facing 'T' on the plan.

AUCTION PACK
The auction pack is available from the Vendors Solicitor:
Masefield Solicitors LLP, Worcester Road, Ledbury, Herefordshire HR8 1PN
Tel. 01531 632377. Mrs L Beddoes acting.

AUTHORITIES
Council Tax Band F payable £2417.94 (2017/18)
(Herefordshire Council 01432 260000)
Rural Payments Agency 0300 0200 301
Natural England 0300 0603 900

VIEWING
Strictly by appointment with the sole agents:
Pughs. Tel. 01531 631122
Out of office hours - Jason Thomson
Tel. 07710 757489

AUCTION GUIDE PRICES
Lot 1 House, Buildings & land totalling
8.04 Acres (3.25Ha) £500,000 to £600,000
Lot 2 14.95 Acres (6.05Ha) £100,000 to £150,000
Lot 3 13.73 Acres (5.56Ha) £100,000 to £150,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

DIRECTIONS
From Ledbury proceed on the A438 towards Hereford, at the Trumpet Crossroads turn left, take the first right signposted Aylton, continue on the road for approximately 500 yards, at the triangle turn right, continue for a further 500 yards and the property can be found on the right hand side, please see Agent’s For Sale Boards.

SPORTING
The Shooting Rights over the farm are in hand and are included in the freehold sale at no extra cost.

STANDING TIMBER
The valuable growing timber is included in the sale of the freehold at no extra cost.

STANDING TIMBER
The valuable growing timber is included in the sale of the freehold at no extra cost.
CONDITIONS OF SALE
The conditions of sale will be deposited at the offices of the auctioneers and vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

RIGHTS OF WAY
The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not. A number of Public Rights of Way cross the property.

FOR SALE BY PUBLIC AUCTION
The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations buyers and the purchaser will be required to provide:
1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. Utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken May 2017