



Little Camdore Farm, Orcop, Herefordshire, HR2 8EU



Sunderlands
Residential Rural Commercial



**Little Camdore Farm
Orcop,
Herefordshire,
HR2 8EU**

Summary of features:

- The 63.33 Acre undulating pasture farm with a 2 bedroomed cottage, for complete reinstatement, and modern farm buildings.
- A secluded but easily accessible location with a private drive.
- The farm buildings comprise a 3 bay fodder barn, a roofed former silage pit, cubicle housing, Dutch barn and portal framed barn with lean-to and the former milking parlour.
- For Sale by Informal Tender
- Tenders to be received by 12 Noon on Friday 23rd August 2024

Guide Price: £1,000,000

Pontrilas 4 Miles | Ewyas Harold 4 Miles |
Hereford 10 Miles | Abergavenny 16 Miles

Situation:

Little Camdore is situated in the rural village of Orcop enjoying an elevated position with far reaching views and easy access the scenic neighbouring areas of Garway Hill and Bagwyllydiart. Orcop has a pub called the Fountain Inn, a village hall, and St John the Baptist Church. The nearest shops are St Weonards Village Stores and Post Office. Further amenities can be found in the nearby Cathedral City of Hereford and the nearby Market Towns Abergavenny, Monmouth, and Ross-on-Wye. The area is also well served with livestock markets at Hereford, Ross-on-Wye, and Raglan.

Description:

Little Camdore is situated down a private drive of approx. 0.3 miles in an idyllic location in Orcop. The farm extends in total to approximately 63.33 acres comprising the farmhouse, farm buildings, private drive, Grade III & IV permanent pasture, and deciduous broadleaved woodland. The fields gently undulate and slope primarily from north to south. The land is in good heart having been farmed in hand. The derelict farmhouse has two bedrooms and is very much a "blank canvas" for complete restoration throughout or replacement with a new dwelling subject to planning permission etc.



Little Camdore Farmhouse:

The farmhouse is rendered and has two reception rooms, kitchen, and two bedrooms providing the following accommodation:

Rear Porch

Entrance Hall

WC

Bathroom

with panelled bath & pedestal wash hand basin.

Airing Cupboard

with hot water tank and emersion heater.

Dining Room

3.2m x 5m

Kitchen

4.9m x 4.3m with oil fired Rayburn, double draining stainless steel sink unit, wall and base units.

Boiler Room/Front Porch

With Eurostar boiler.

Lounge

4.3m x 2.8m

With inglenook fireplace, flagstone floor, wood burner and exposed beam.

Main Bedroom

4.5m x 4.2m with dual aspect and beamed ceiling.

Bedroom Two

4.4m x 2.4m with dual aspect.

Bathroom

With avocado suite, panelled bath, pedestal wash hand basin and WC.

Landing

with Airing Cupboard, hot water tank and emersion heater.

Services:

Mains water and electricity are connected, central heating is from an oil-fired system, and the property is served by a private drainage system.

Outside:

There is a hedged garden to the front of the property and a hardstanding yard area to the rear of the farmhouse. There are also some small outbuildings attached to the farmhouse.

Farm Buildings:

Three Bay Fodder Barn

45ft x 35ft approx. 18ft to eaves.

Barn

45ft x 33ft with 33ft Lean-To Cubicle House.

Cubicle House

60ft x 21ft

Former Silage Pit

Former Diary Parlour

Dutch Barn

45ft x 15ft with cubicles.

Former Covered Silage Pit

20ft x 30ft with concrete panelled walls.

Schedule:

Field No	Description	Hectares	Acres
5744	Pasture	2.39	5.91
6944	Pasture	3.40	8.40
7549	Woodland	0.12	0.31
7718	Pasture	4.49	11.10
6408	Pasture	5.42	13.40
5021	Pasture	1.52	3.76
4903	Pasture	1.89	4.67
3718	Pasture	2.76	6.82
2212	Pasture	1.66	4.10
2503	Woodland	0.14	0.35
5606	Woodland	0.41	1.01
5437	Woodland	0.28	0.69
	House, Drive, Yard & Buildings	1.13	2.81
	TOTAL	25.63	63.33

Tenure:

The property is offered freehold with vacant possession upon completion of the sale.

Timber, Sporting & Mineral Rights:

We understand that all these rights are included within the freehold sale.

Public Rights of Way:

There is a Public Footpath running through the farmyard.

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 and undeclared.

Planning:

Prospective Purchasers must make their own enquires to the Local Planning Authority.

Contaminants:

The Vendors and their Agents accept no liability whatsoever for any Contaminants on the property including asbestos which is likely to be present amongst the farm buildings.

Basic Payment Scheme:

We understand that the land has been registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the vendors.

Stewardship Schemes:

In so far as we are aware the land is not the subject of any Environmental Stewardship Scheme.

Nitrate Vulnerable Zone:

The land is situated within a Nitrate Vulnerable Zone.



S04527 2212

S04527 2503

S04527 3718

S04527 4903

S04527 5021

S04527 5606

S04527 5437

S04527 5744

S04527 6408

S04527 6944

S04527 7549

S04527 7718

Burhope
Farm

Little
Camdore

Hondy
Wood

Stradway
Wood

Saddlebow Road

Mud Denebury

Orrop

Saddlebow Road



Mode of Sale:

The property is for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for Little Camdore Farm" addressed to: Richard Hyde & Tara Boulton, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by **12 Noon on Friday 23rd August 2024**.

Money Laundering:

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Directions:

Little Camdore can be approached from the A49 and A466 Monmouth Road going south from Hereford or from the A465 going southwest from Hereford towards Pontrilas and Abergavenny. What3Words: ///audibly.winning.meatballs

Viewing:

Strictly by appointment with the Agents:
Richard Hyde Tel: 07977 467165
Tara Boulton Tel: 07824 552830

Viewing days have been tentatively set at 25th July, 1st August, and 8th August.

Health & Safety Notice:

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.

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.

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.

We understand that the utility searches are being undertaken by the Vendors Solicitors and will be available via the Contract pack, however potential Purchasers may wish to make their own enquiries.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

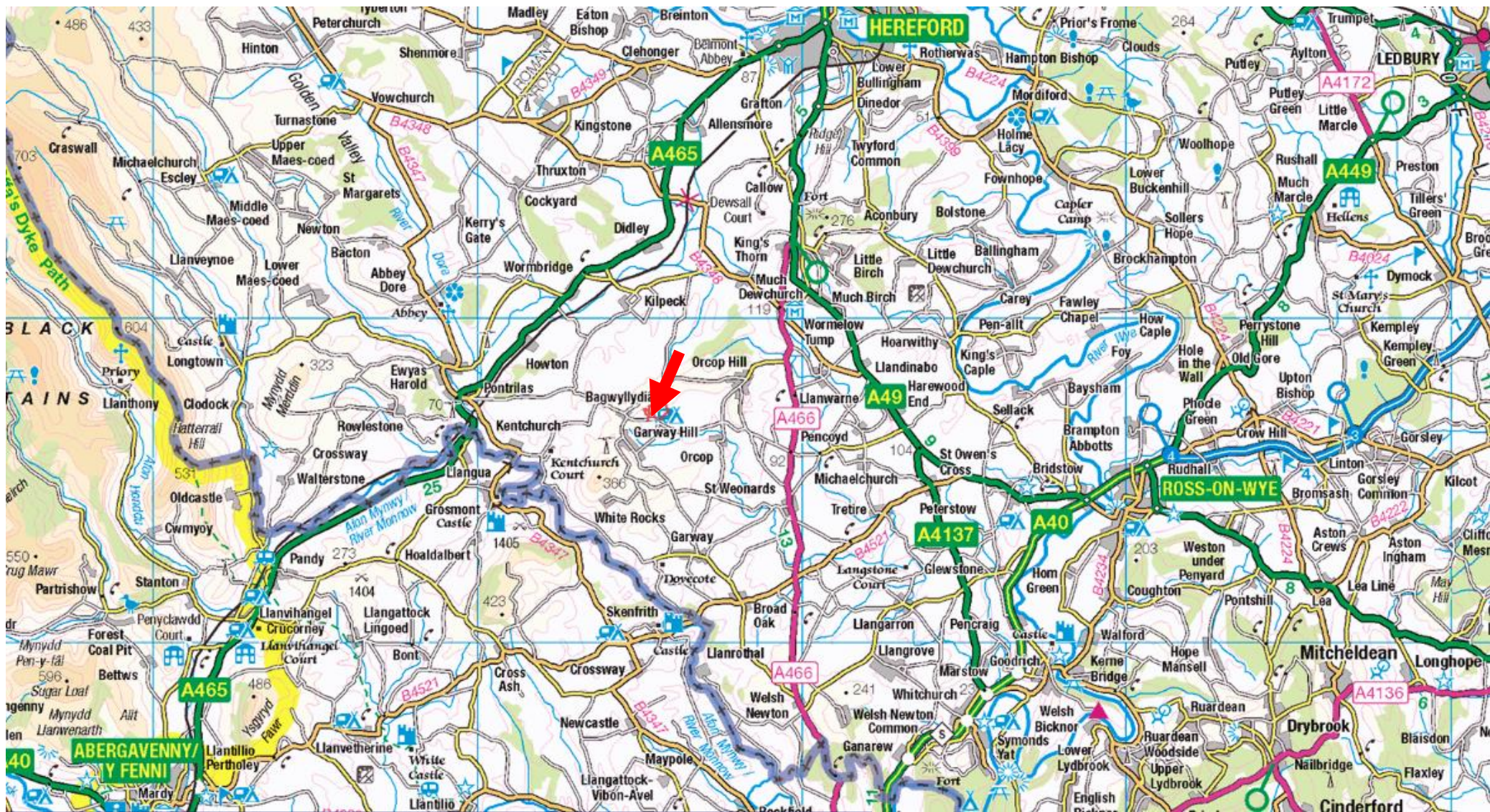
Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Plans, Areas, Schedules:

The land measurements are largely based on those used by the Rural Payments Agency (RPA) but are to be used only as a guide. The Purchasers shall be deemed to have satisfied themselves as to the description, land measurement, extent and boundaries of the property. It is for prospective purchasers to check and satisfy themselves as to the exact measurements of the land. Any error or mistake or incorrect measurement shall not annul the sale or entitle any party to compensation in respect thereof.







Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay-on-Wye, Herefordshire, HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

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