





A highly attractive residential farm with considerable commercial potential, together with land extending to 32.89 acres est., situated 2 miles South of the town of Kington in the beautiful North West Herefordshire countryside. Mere Farm offers the perfect escape to the country and provides potential purchasers the opportunity to purchase a family home with annex, commercial and farm buildings, ménage and farmland.

- Stone and brick detached four bedroom farmhouse with adjoining two bedroom self-contained annexe
- Extensive range of buildings used for commercial and agricultural purposes and potential for alternative development (subject to planning consent)
- Menage and associated equestrian amenities
- Level pastureland
- Potential opportunity for natural capital, conservation, forestry and bio-diversity enhancement projects

For sale by Informal Tender (subject to prior sale) as a whole, or in the following 2 lots:

Lot 1: House, Annexe, buildings and 20.14 acres est. of pastureland

Lot 2: 12.75 acres est. of pastureland

Tenders close Friday 19<sup>th</sup> July 2024, at 12 noon

Contact Joint Selling Agents:

McCartneys LLP – Gareth Wall on 01544 230316

RG & RB Williams LLP – Richard Williams on 01989 567233







## MERE FARM

Mere Farm is a highly attractive residential farm with considerable commercial potential, situated within North West Herefordshire.

The property is approached from the council maintained road, onto a private tarmac and concrete area leading directly to the house and buildings.

The property includes a four bedroom detached farmhouse, a two bedroom self contained annex, suitable for multi-generational living or providing rental income, an extensive range of buildings used for commercial and agricultural purposes, a menage and associated equestrian amenities, and approximately 32.89 acres of level pastureland, which is situated within a ring fence. The land comprises of productive grassland, providing a wide range of farming, small holding, equestrian, diversification and environmental opportunities.

Mere Farm offers a real gem within the north west Herefordshire countryside for those who are in search of a country home with annex, together with commercial, equestrian and development potential.

Upon the property are an extensive range of buildings, used for commercial and agricultural purposes, together with a menage and associated equestrian amenities.

Mere Farm provides an opportunity to capitalise upon its residential, equestrian, agricultural and commercial assets (subject to planning consent)

Mere Farm is situated approximately 2 miles south of the popular town of Kington, and 18 miles north of the city of Hereford. Both towns offer a range of shops, schools and services. The north Herefordshire historic black and white villages such as Lyonshall, Pembridge, Eardisley, Eardisland, Weobley and Dilwyn lie within a short distance from the property.

The property is for sale as a whole, or in the following two lots;

## LOT ONE - FARMHOUSE, ANNEXE, COMMERCIAL AND AGRICULTURAL BUILDINGS AND APPROXIMATELY 20.14 ACRES EST

Mere Farmhouse is a traditional farmhouse, constructed of stone and brick elevations, part rendered, under a pitched slate roof. The dwelling forms the perfect rural escape and is situated within a central position in relation to the land accompanying the property. The farmhouse provides comfortable four bedroomed family accommodation, with views over the Herefordshire countryside.

The farmhouse is served by a mains water supply, mains electricity, telephone and a private drainage system. The house also has propane gas central heating and double glazed windows. The internal accommodation is more particularly described as follows:

Front door leading to **Sun Room** (approx. 11'2" x 17'1") with panelled radiator

**Utility Room:** (approx. 11'9" x 4'7")

**Inner Hall:** with panelled radiator. Stairs rise from the inner hall to the landing area

**Kitchen/Dining Room:** (L shaped, 21'6" x 20' max) with fitted kitchen units; woodburning stove; exposed beams; downlighters; panelled radiator

**Living Room:** (approx. 17'7" x 9'4") with stone fireplace with woodburning stove; exposed beams; panelled radiator.

**Cloakroom:** with low level W.C, wash hand basin.

**Living Room/Bedroom 1:** (approx. 16'5" x 15'5") with built in wardrobe cupboards; casement door to Garden; panelled radiator.



Stairs rise from the hall to:

- Landing:** with panelled radiator.
- Bedroom 2:** (approx. 11'10" x 14'1"max) with built in wardrobe cupboards; panelled radiator.
- Bedroom 3:** (approx. 10'2" x 8') with panelled radiator.
- Bedroom 4:** (approx. 9'2" x 9'4") with panelled radiator.
- Bathroom:** with corner bath; Triton shower unit; low level W.C., wash hand basin; panelled radiator.

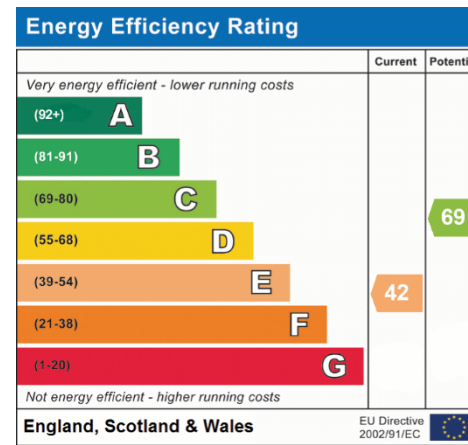
**OUTSIDE:** The property is contained within **Lawned Gardens** including a flagstone terrace to its front elevation

### THE ANNEXE

The self contained Annexe forms part of the farmhouse and has been let out in recent years and contains the **following accommodation:**

- Rear door to:**
- Entrance Hall:**
- Utility Room:** (approx. 5'10" x 13'1") with panelled radiator; stairs off.
- Bedroom 1:** (approx. 11'2" x 13'1") with panelled radiator.
- Stairs rise from the entrance hall to:**
- Kitchen/Dining Room:** (approx. 14'5" x 11'3") with fitted kitchen units; panelled radiator; casement door to **Balcony**.
- Living Room:** (approx. 13'1" x 14'3") with panelled radiator.
- Bedroom 2:** (approx. 10'6" x 12'0") with built in wardrobe, cupboards; panelled radiator.
- Bathroom:** with panelled bath with Triton shower; low level W.C., wash hand basin; panelled radiator.

### EPC AND FLOORPLAN - HOUSE



### Mere Farm, Kington, Herefordshire, HR5 3 EU

Approximate Gross Internal Area (Including Outbuilding)  
207.9 sq m / 2238 sq ft

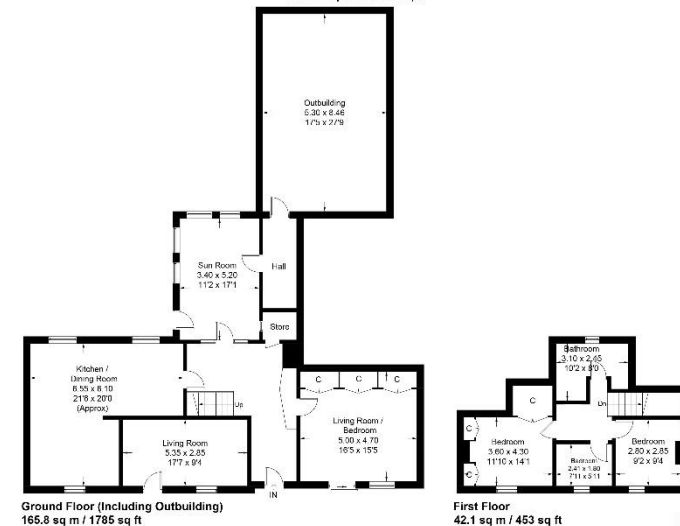


Illustration for identification purposes only,  
measurements are approximate, not to scale.



## EPC AND FLOORPLAN - ANNEX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft

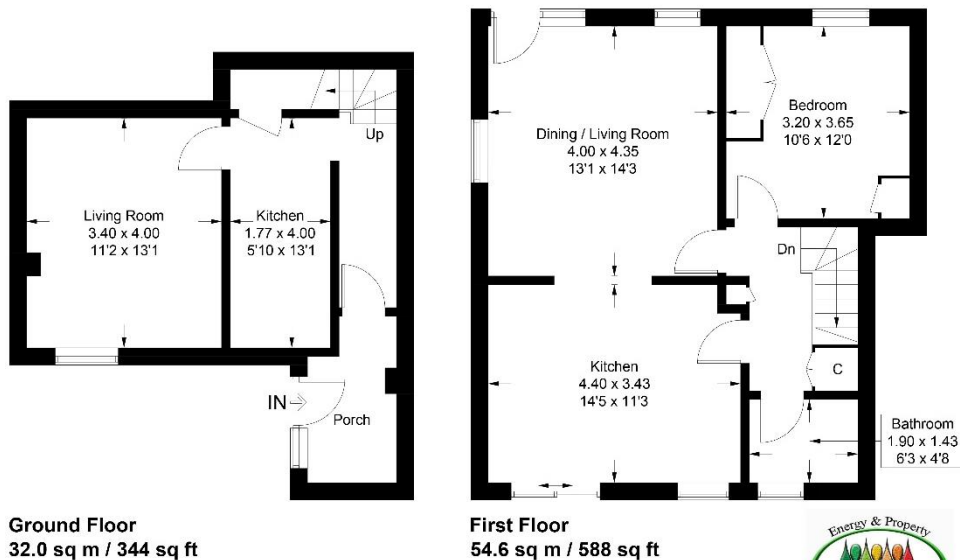


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## THE BUILDINGS

The buildings are conveniently situated to the residence and principally comprise a range of farm buildings which are now used for agricultural and commercial purposes.

They comprise:

Timber; concrete block; corrugated iron **Range** (approx. 27' x 15') including wood store and loose box.

**Office Block** constructed of concrete block; timber and corrugated iron including:

**Hall:** with panelled radiator.

**Office 1:** (approx. 12'6" x 15'11") with panelled radiator.

**Office 2:** (approx. 17'6" x 15'3" max) with panelled radiator.

**Workshop:** (approx. 43'10" x 29'0") constructed of steel; concrete block; galvanised iron with 2 roller shutter doors.

**Shop** constructed of steel; concrete block and galvanised iron, including:

**Reception Area:** with roller shutter door.

**Store:** (approx. 12' x 6')

**Retail Sales Area:** (approx. 27'3" x 21'0")

**Office 1:** (approx. 7'3" x 6'3") with panelled radiator.

**Office 2:** (approx. 15'3" x 9'10") with panelled radiator.

**Inner Hall:**

**Kitchen:** (approx. 15'3" x 8'0") with fitted units; panelled radiator.

**Gents W.C.:** with low level W.C., urinal; pedestal wash hand basin; panelled radiator.

**Ladies W.C.:** with low level W.C., pedestal wash hand basin; panelled radiator

We have been informed that the above buildings have planning consent for commercial use.

**Modern Covered Yard:** (approx. 75' x 40') constructed of steel; concrete block; galvanised iron and fibrous cement including Biomass Area; General Store with loft over; roller shutter doors.

**Stable Block:** (approx. 75' x 30') constructed of steel; concrete block; galvanised iron and fibrous cement.

**Dutch Barn:** (approx. 90' x 25') constructed of steel; concrete block; galvanised iron; corrugated iron divided into three separate units:

**Unit 1:** (approx. 30' x 25')

**Unit 2:** (approx. 30' x 25') with roller shutter door.

**Unit 3:** (approx. 30' x 25') with roller shutter door and mezzanine floor.

**Modern Covered Yard:** (approx. 150' x 60') constructed of portal frame; steel; concrete block; galvanised iron; fibrous cement, including

**Storage Area:** (approx. 30' x 30')

**Mineral Store:** (approx. 19' x 15')

**Carpenters Store:** (approx. 61' x 28' max)

**Log Store:** (approx. 75' x 61')

**Grit Store:** (approx. 30' x 30').

**Menage:** (approx. 50m x 20m) with Timber surrounding frame.

We are informed that the menage and its adjoining paddock Pt.3138 has planning consent for equestrian use.

Adjacent to the farm buildings is a large open **yard** area with tarmac, concrete and hardcore base.

## EPC AND FLOORPLAN - OFFICE & SHOP

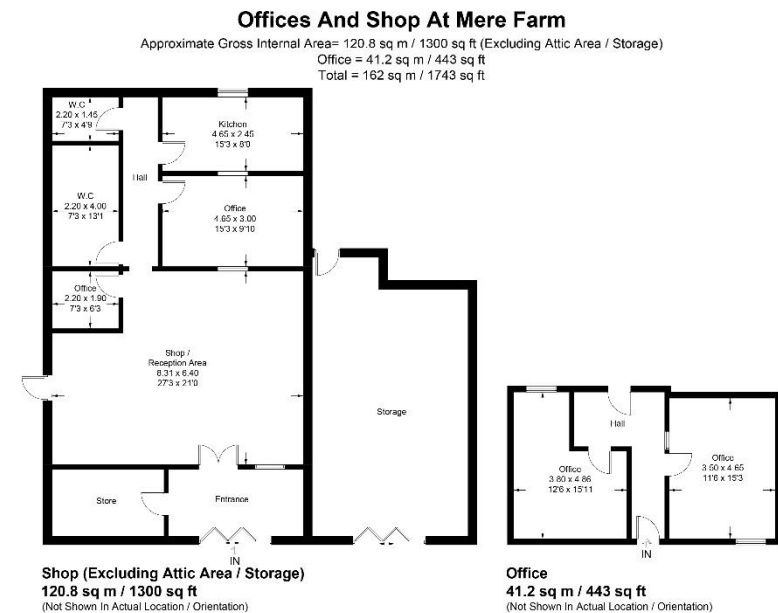
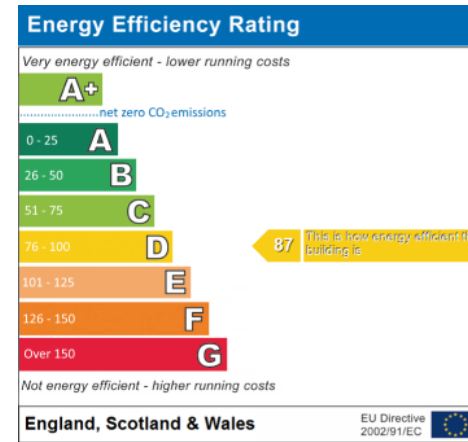
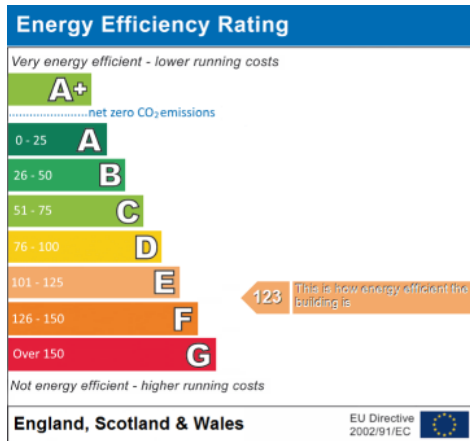


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## EPC AND FLOORPLAN - WORKSHOP



### Workshop at Mere Farm

Approximate Gross Internal Area  
157.3 sq m / 1693 sq ft

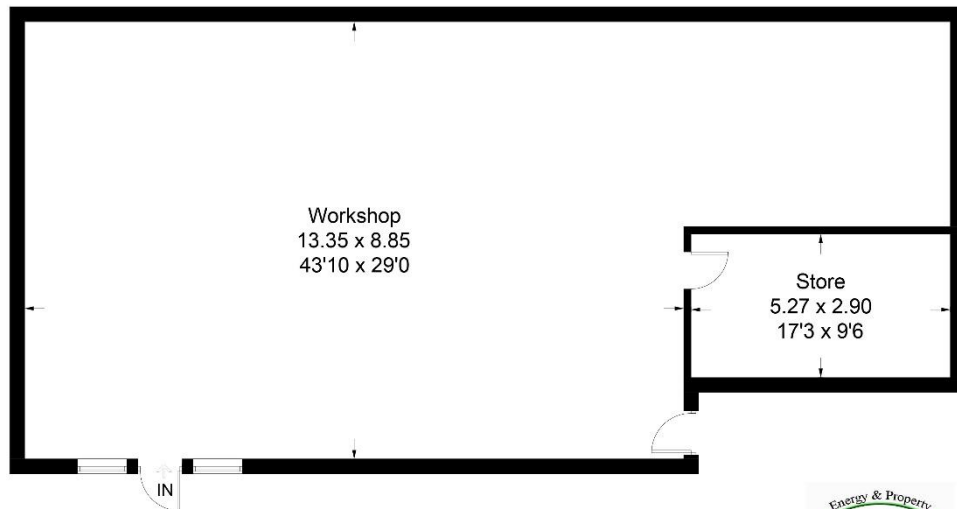


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## THE LAND

The land is contained within a ring fence and has direct roadside frontage and to the commercial/farm buildings and ménage.

It is mainly level pastureland and lies about 800ft above sea level.

The soil is a productive medium loam. There is ample shade and shelter for livestock. The land has access to a mains water supply.

The land extends to approximately 20.14 acres and is divided into conveniently sized enclosures bounded by mixed species hedges and fences.

The land may lend itself to environmental, natural capital and carbon off setting uses.

The land is more particularly described as follows:

Parcel ID	Description	Acres est
Farm Stead	Home stead	4.79
Pt.3138	Pastureland (equestrian)	1.09
0001	Pastureland	2.20
4530	Pastureland	4.64
3942	Pastureland	0.38
4542	Pastureland	0.79
5736	Pastureland	6.25
	<b>TOTAL</b>	<b>20.14 ac est.</b>





## LOT 2 - APPROXIMATELY 12.75 ACRES OF ACCOMMODATION LAND

The land is situated opposite the homestead of Mere Farm. It has extensive roadside frontage which facilitates easy access. The land comprises of a single level pasture enclosed by hedges or fencing and is currently used for sheep production. The land extends to approximately 12.75 acres.

The land may lend itself to environmental, natural capital and carbon off setting uses.

The land is more particularly described as follows:

Parcel ID	Description	Acres est
4058	Pastureland	12.75
	<b>TOTAL</b>	<b>12.75 ac</b>



## PROPERTY INFORMATION

### TIMBER

Any standing timber is included in the sale.

### ENVIRONMENTAL STEWARDSHIP

None.

### INGOINGS

The land is sold free from ingoings.

### OUTGOINGS

Council Tax Band E

### COMMERCAIL BUILDINGS

Rateable Value £11,250 per annum

### TENURE

We have been informed that the property is freehold. Vacant possession will be given on completion.

### SERVICES

Lot 1 - We are informed that Lot 1 is connected to a mains water, mains electricity, telephone and foul drainage is to a septic tank.

An adjoining property owner has the right to mains water from Lot 1 via a sub meter subject to paying the owners of Lot 1 on an annual basis for the water consumed through the sub meter on prevailing Welsh Water rates at the time of billing

Lot 2 - We have been informed that mains water is available for connection

### FIXTURES AND FITTINGS

Those items mentioned in the sale particulars are included in the freehold. All other fixtures, fittings and furnishings are expressly excluded.

### TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## AUTHORITIES

Herefordshire Council: 01432 260 000  
Rural Payments Agency: 03000 200 301

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered subject to, and with the benefit of, any rights-of-way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

## FUTURE DEVELOPMENT

The vendors will retain an overage clause for future residential development over the buildings contained within Lot 1. The Vendors will retain a 30% overage clause on the uplift in value of the buildings for future residential development, for a period of 20 years, activated on the granting of planning consent or under permitted development rules.

## PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property.

Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors agents will be responsible for defining the boundaries or ownership thereof.

## PRICE GUIDE - THE PROPERTY IS OFFERED FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS:

**Lot 1:** Offers in the region of £1,200,000

**Lot 2:** Offers in the region of £125,000

**As a whole:** Offers in the region of £1,325,000

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### ANTI MONEY LAUNDERING

The successful purchaser should please provide a photographic form of ID such as driver's licence or passport, and a utility bill or bank statement confirming their home address.

### METHOD OF SALE

The property is offered for by Informal Tender as a whole or in two Lots.

**Lot 1:** House, Annexe, Buildings and 20.14 acres est.

**Lot 2:** 12.75 acres est.

Tenders are to be submitted on the attached form of Tender, to arrive at either of the following joint selling agent's offices, by Friday 19<sup>th</sup> July 2024 at 12 noon clearly marked Mere Farm

McCartneys LLP of 54 High Street, Kington, Herefordshire, HR5 3BJ

or

RG & RB Williams LLP of Ross Auction Centre, Netherton Road, Ross on Wye, Herefordshire. HR9 7QQ

Tenders are to be in a sealed envelope marked 'Mere Farm'.

### HEALTH AND SAFETY

The agents advise all prospective purchasers when viewing the property to take due care.

### VIEWING

Strictly by appointment through the joint selling agents

McCartneys LLP - Gareth Wall on 01544 230316 or 07974 143336

or

RG & RB Williams LLP - Richard Williams on 01989 567233

### WHAT3WORDS

Lot 1 ///memo.throat.iron

Lot 2 ///spots.sprouting.punk

### DIRECTIONS

From Kington, take the A4111 Hereford road for about 2 miles then turn right into Chickward Lane. Mere Farm will be found on the left hand side of the road after a short distance.

### AGENTS ADDRESS

McCartneys LLP, 54 High Street, Kington, Herefordshire, HR5 3BJ  
Tel: 01544 230316

RG & RB Williams, Ross Auction Centre, Netherton Road,  
Ross on Wye, Herefordshire. HR9 7QQ  
Tel: 01989 567233

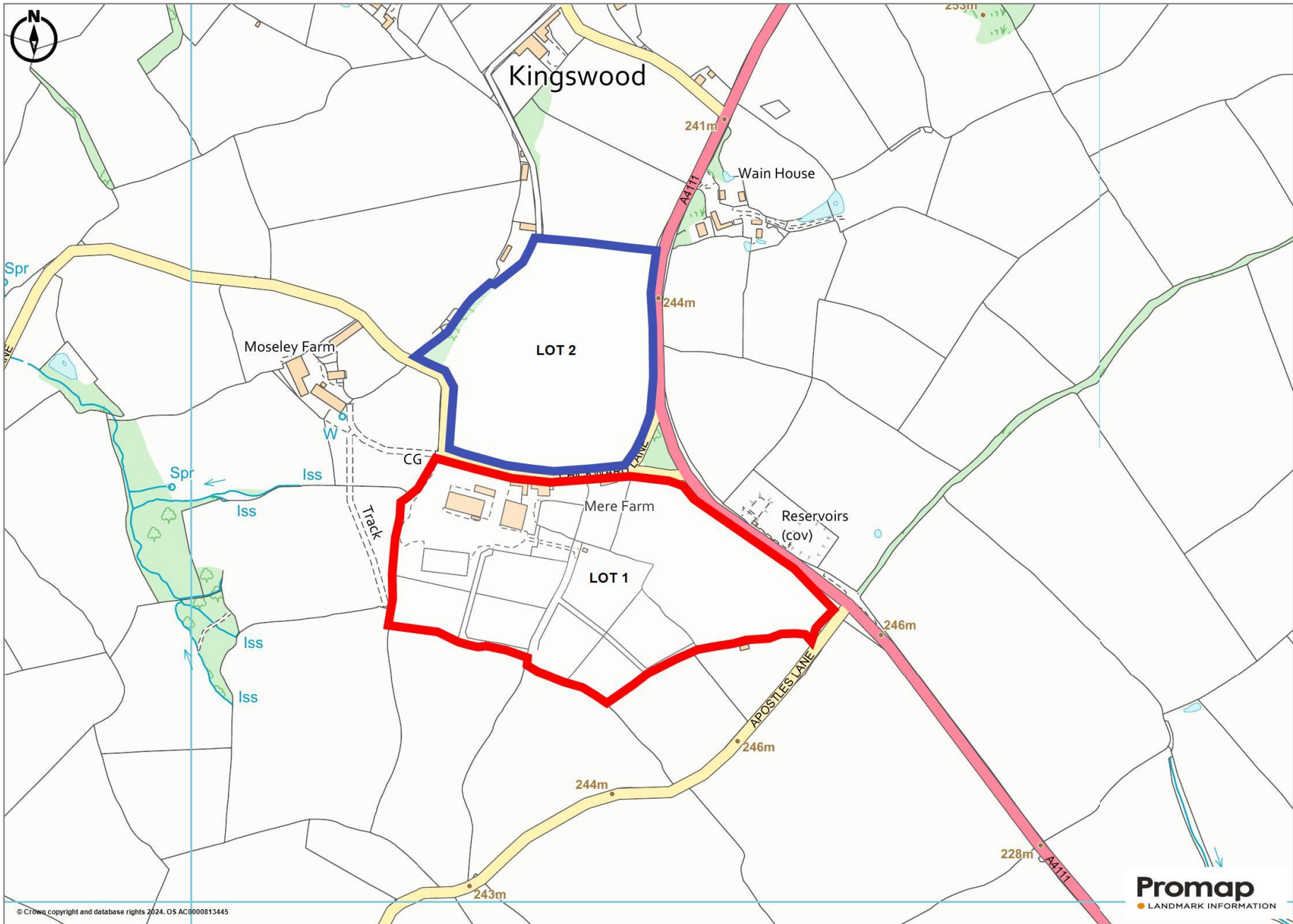
### IMPORTANT NOTICE

McCartneys, for themselves and for the Vendor of this property and any joint agents give notice that;

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.
2. McCartneys have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.
3. Neither McCartneys nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property
4. The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. An intending purchaser must verify these matters. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.

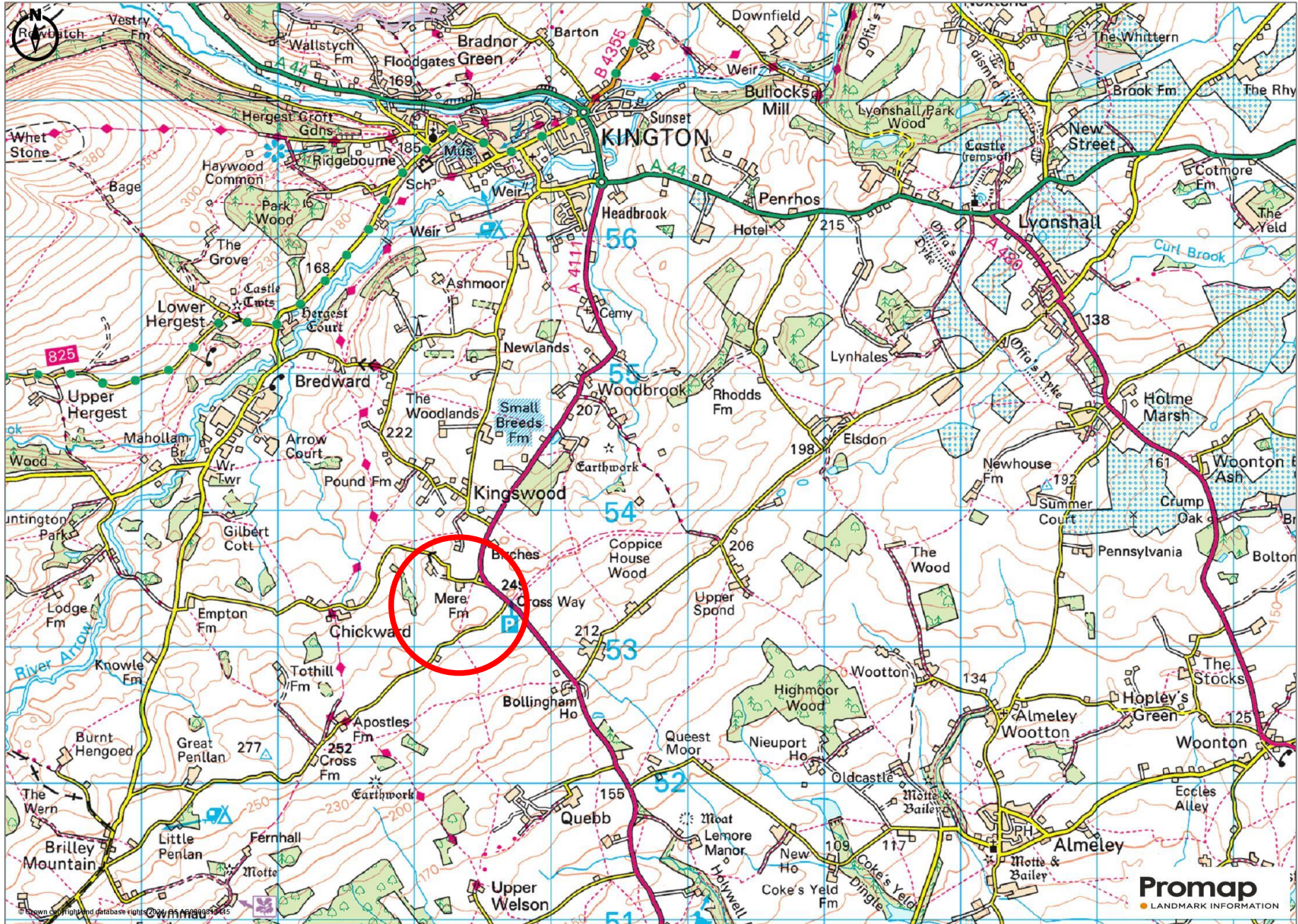
The Vendor's solicitors will confirm all access and legal issues regarding the property

# LOT PLAN





# LOT PLAN







McCartneys

**R.G. & R.B. WILLIAMS**

CHARTERED SURVEYORS