



MARSH FARM

PRESTON WYNNE, HEREFORD, HR1 3PE

Brightwells

Est. 1846

MARSH FARM

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- Attractive 3 bedroom Farmhouse
 - Large Range of modern farm buildings
 - Traditional barn with planning potential
 - 33.72 acres of pasture land
 - In all 35.76 acres
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Guide Price £1,200,000



DESCRIPTION - Marsh Farm is a very attractive small farm in the popular village of Preston Wynne. Marsh Farm has many attributes including its own concrete driveway off the council road giving the farm wonderful privacy, with its own land surrounding the farmstead.

The farmhouse is very attractive with oodles of charm and character. Its formal gardens are a real joy and a lovely space to be on a summers day. The timber building is an added bonus.

The farm buildings at Marsh Farm offer an outstanding 2,139m² (23,015sq ft) of covered space and 993m² (10,684 sq ft) of silage pits. This is extremely unusual for this size of farm, and offers plenty of potential for a number of uses.

The farmland is level and all in pasture with stock proof fencing and water available.

FARMHOUSE - Marsh Farmhouse is constructed of brick with a slate roof and is fully double glazed. The house is detached with approximately 80.3m² of accommodation.

Ground Floor

Front Porch

Kitchen/Living Room (7.60m x 1.99m and 3.96m x 3.61m) with wooden beams throughout, Rayburn, new fully fitted kitchen units, tiled flooring and radiator.

Snug (3.99m x 2.71m) with tiled flooring and wooden beams.

First Floor

Landing with wooden flooring and airing cupboard

Bedroom One (4.03m x 2.83m) with radiator and wooden flooring.

Bedroom Two (3.94m x 3.79m) with radiator.

Bathroom (2.71m x 1.98m) newly fitted bathroom with WC, wash hand basin, heated towel rail, wooden flooring and velux window.

Bedroom Three (2.23m x 3.73m) with radiator, wooden flooring and Velux window.

Outside

A lawned area with mature shrubs, a separate vegetable patch and a Shed/Store Room (7.43m x 3.93m) with concrete floor and electricity.

Within the courtyard to the front of the farmhouse is a brick and corrugated Iron range of stables with a Farm Office above with electricity connection with future planning potential, subject to the relevant permissions.

FARM BUILDINGS

The farm buildings at Marsh Farm are approached over a private drive, they are arranged either side of a concrete yard area, with good access to all buildings.

1.	A brick and corrugated Iron range of stables with a Farm Office above with electricity (77m ²)
2.	Concrete block and corrugated iron former dairy which is now Stables and Storeroom (50m ²)
3.	Brick and corrugated iron enclosed Workshop (51m ²)
4.	4 bay steel portal framed, corrugated iron and Yorkshire boarded Covered Yard with a concrete floor and extended Lean-to (481m ²)
5.	6 bay steel portal framed, concrete block, corrugated iron and fibrous cement Covered Yard with concrete floor and electricity (232m ²)
6.	5 bay, steel portal framed, corrugated panel, Yorkshire boarded, fibrous cement Covered Silage Pit with concrete floor (187m ²)
7.	4 bay steel portal framed, concrete block, Yorkshire boarded, fibrous cement Covered Yard with Lean-to (421m ²)
8.	Open Yard (429m ²)
9.	Open Silage Pit with concrete panels and concrete floor. (282m ²)
10.	Open Silage Pit (282m ²)
11.	Steel and timber with box profile sheeting former Cubicle Shed with concrete floor and electricity (640m ²)





THE LAND - The land has mains water available in all fields. The land is level and arranged in a ring fence, all laid to pasture. The land is wire fenced and mature hedge rows as a boundary.

The land extends to 33.72 acres



GENERAL REMARKS AND STIPULATIONS

POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

OUTGOINGS

We are not aware of any outgoing on the property.

SERVICES

Mains electricity and water are connected. A septic tank is connected to the farmhouse.

FLOODING

The property is located within flood zone 3 on the Government flood map. The farm land does seasonally flood and historically the house has flooded twice in the current vendors time in the property, spanning 16 years. To alleviate further flooding a bund has been constructed around the house. Since this defense has been in place, no water has entered the property. The property is fully insured.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchaser(s) shall be deemed to have full knowledge of the boundaries and area of the land and neither the vendor nor the vendors agents will be responsible for defining the boundaries of ownership. Any errors of misstatement shall not annul a sale or entitle any party to compensate in respect thereof.

ENVIROMENTAL SCHEMES

There are no environmental schemes currently on the farm.

ANTI-MONEY LAUNDERING

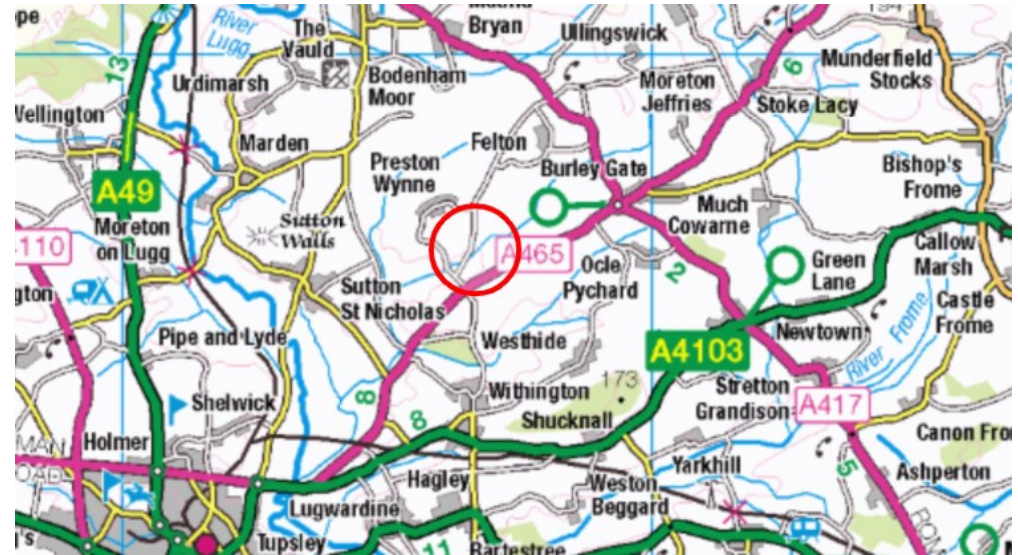
Any offers made to the agents must be accompanied by the prospective purchasers proof of ID and home address.

LOCAL AUTHORITY

Herefordshire County Council—Plough Lane, Hereford

METHOD OF SALE

The property is offered for sale by private treaty.



SITUATION

From Hereford take the A4103 towards Worcester, After half a mile, turn left signposted for Bromyard onto the A465. Follow this road for 3.5 miles, turning left signposted for Preston Wynne. The farm is located 0.4 miles on the right hand side as indicated by our sale board.

W3W: ///trace.minority.mothering

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



35.76
ACRES



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V3.25.09.24

Solicitors: Humfrys and Symonds, 1 St John St, Hereford HR1 2ND

FAO Andrew Johnson Tel: 01432 276276

Viewing: Via appointment only through the selling agents

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.