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THE BUNGALOW, BIRCHER COMMON, LEOMINSTSER, HEREFORDSHIRE, HR6 0BS

Guide Price £475,000

Bungalow with Outbuildings set in 24.11 acres of pasture land located at Bircher Common.

FOR SALE BY PRIVATE TREATY

johnamos
& Co

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FOR SALE BY PRIVATE TREATY

INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale by Private Treaty The Bungalow with Outbuildings set in 24 acres of pasture land located at Bircher, Leominster.

DESCRIPTION

The accommodation comprises of kitchen, living room, 3 bedrooms, a master bedroom and family bathroom.



OUTBUILDINGS

The following outbuildings comprise of:-

Stables (12ft x 12ft)

Block of 3 timber and boxed profile roof stables with lined insides with concrete floor.

Separate gated entrance off the Common into a further yard area with a:-

Workshop (6.15m x 9.8m)

Part blocked by mainly box profile construction with a box profile clad pair of doors in two bays.

Former milking parlour and dairy (overall 15.6m x 5.35m)

Sliding doors to front with concrete floor with asbestos roof over, concrete block mainly side which is useful for storage and was a former wash room with a sliding door into the former milking parlour.

F H Dale Building (18.3m x 19.7m)

Gate through into internal concrete yard and door into the main F H Dale steel portal framed building which is four bays. With concrete floors, internal partitions currently arranged of gated dog kennels, nine kennels which are available to purchase at no extra cost upon request or equally these can be removed.

Fodder Store (60ft x 24ft + overhang)

Steel portal framed four bay fodder store with an overhang to the front with concrete floor and door out to rear yard. Stone floor in the last shed.

Loose Boxes (9.2m x 6.6m)

A pair of open fronted loose boxes with asbestos roof, concrete block sides.



LAND

The land in total extends to approximately 24 acres and is all down to permanent pasture in useful fields and to be accessed from the farm buildings with further gates onto the Council maintained roads.

SCHEDULE OF LAND

Field No.	Acres	Hectares	Description
6512	1.04	0.42	Pasture
7505	4.94	2.80	Pasture
8392	2.40	0.97	Pasture
7586	4.10	1.66	Pasture
8779	10.74	4.35	Pasture
Buildings & Bungalow	0.89	0.36	
Total	24.11	10.56	

BASIC PAYMENT SCHEME

The land has been claimed for BPS 2017 and the entitlements will be available for 2018 at valuation.

SERVICES

Mains water, mains electric, septic tank and drainage.

SPORTING, TIMBER & MINERAL RIGHTS

Any sporting, timber or mineral rights attributable to the land are included in the sale.

BOUNDARIES

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

TENURE

The property is sold Freehold with vacant possession upon completion of sale.

METHOD OF SALE

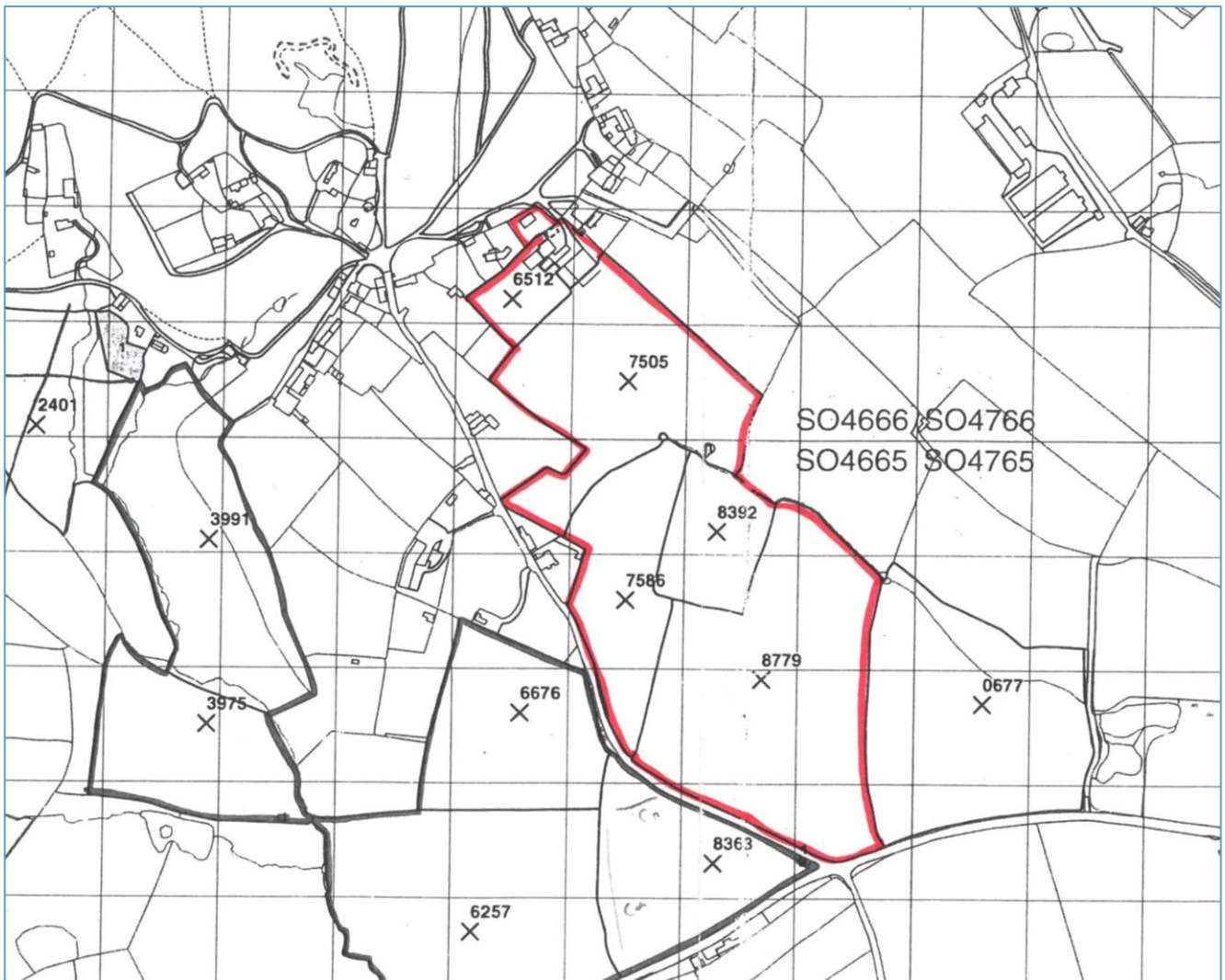
The property is to be offered for sale by Private Treaty with offers based on £500,000,

For any enquiries of a legal nature, please contact the Solicitors, please see details below.

DIRECTIONS

From Leominster, take the B4361 north towards Ludlow for approximately 4½ miles. At the junction, bear left onto the B4362 and continue for approximately 1½ miles before turning right onto Welshmans Lane at a staggered crossroads signposted Bircher Common immediately before the War Memorial. Continue up Welshmans Lane towards Bircher Common and the property will be located on your right hand side as indicated by the Agent's For Sale boards.

PLAN OF THE LAND



VIEWING

All viewings must be accompanied. Please call our office on 01568 610007 to book a viewing. For further information regarding these particulars, please contact John Amos & Co on 01568 610007.

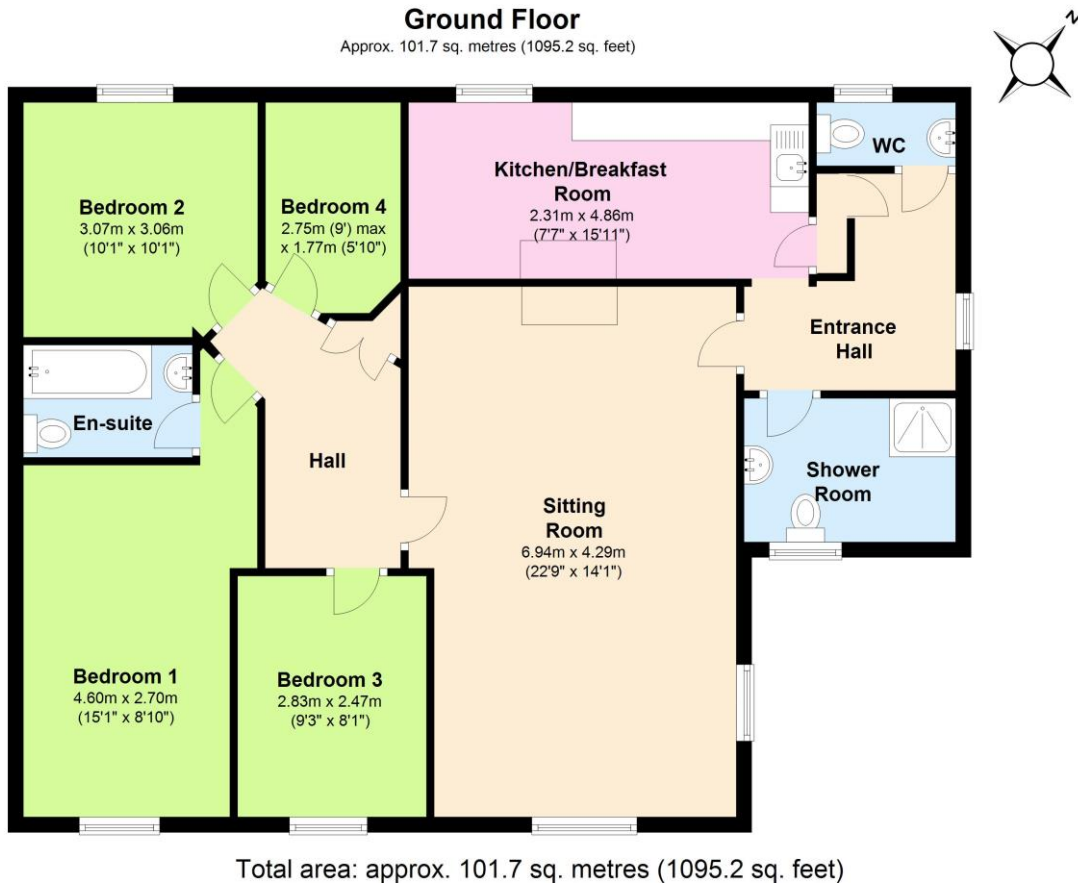
AGENT

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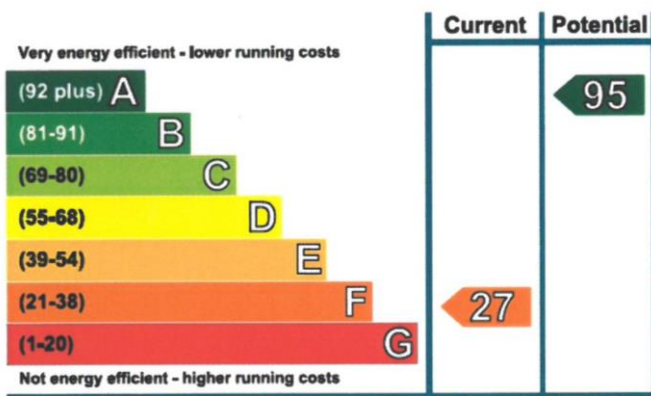
SOLICITOR

Beverley Bradshaw
Humfrys & Symonds
1 St. John Street
Hereford
HR1 2ND
Tel: 01432 276276

FLOOR PLAN



EPC



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared MAY 2017



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