

**Sunderlands
& Thompsons**

Chartered Surveyors
Auctioneers
Land & Estate Agents

R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS



New Court Farmhouse

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New Court Farmhouse, Lugwardine, Hereford, HR1 4DP

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An attractive residential farm available in three Lots being situated in a sought after rural location within easy access of both Hereford City and the M50 motorway links.

The property comprises a substantial, relatively modern farmhouse, detached bungalow, extensive range of portal frame farm buildings standing in approximately 8.5 acres together with and additional two Lots of pasture and park land amounting to a further 83.83 acres.

A substantial two-storey brick built farmhouse offering first class 4 bedroom accommodation together with provision to extend further having a southerly aspect from its elevated location near the Village of Lugwardine. In addition to the principal farmhouse, New Court Farm also has the benefit of a detached 2 bedroom bungalow (with Agricultural Restriction) together with approximately 18,000 square feet of modern portal frame buildings with the benefit of lighting, power and water.

The property has both agricultural and amenity appeal, being surrounded by grassland and parkland and being situated on the fringe of the very popular Village of Lugwardine.

In addition to the amenity land, the property also benefits from a southern boundary alongside the River Lugg as identified on the attached plan having single bank course fishing for half a mile.



Situation

The property is conveniently located on the edge of the Village of Lugwardine, which has an extensive range of local amenities, together with easy access to both Hereford City and Ledbury Town. Hereford is approximately 1 mile away and Ledbury, together with the motorway links, approximately 14 miles. A regular train service runs from Hereford Station to Paddington, the journey time approximately 3 hours.

The Land – Lots 1 & 2

The land is conveniently lotted with the principal area of grassland and parkland as identified **Lot 2** with 77.16 acres and a smaller off-lying parcel of land extending to 6.67 acres as identified **Lot 1**.

The Farmhouse – Lot 3

A very spacious modern residential property of traditional brick and block cavity construction under a tiled roof. The farmhouse enjoys an elevated location with fine southerly views. The accommodation is light and spacious and briefly comprises; Sitting Room with southerly aspect, south facing Dining Room, fully fitted well appointed Kitchen/Breakfast Room, Utility Room, Cloakroom, Study, through room, bedrooms and shower Room (part of which could be used as self-contained accommodation).

The First Floor has a large Gallery Landing providing access to 3 spacious Bedrooms with fitted wardrobes, recently modernised Bathroom and fine southerly views.

Outside the property is approached via a stoned driveway leading to a large hardstanding. The formal gardens are situated to the front, having many mature Oak and Chestnut trees and ornamental pond. To the west of the property Planning Permission has been granted for a swimming pool building.

New Court Bungalow – Pt Lot 3

A modern detached bungalow with Agricultural Restriction standing in its own well established gardens and grounds and having accommodation of Hall, Sitting Room, Kitchen/Dining Room, 2 Bedrooms, and Bathroom with all amenities.

Farm Buildings – Pt Lot 3

An excellent range of well constructed, portal frame farm buildings having approximately 18,000 square feet of covered area with a part concrete floor. The services to the buildings comprise three phase electric, water and easy access. In addition to the principal covered shed there are further open storage sheds and large hardstanding.

In addition to the house, bungalow and buildings, the property also has the benefit of 8.5 acres.





Additional Land

The land is available in two further Lots as identified on the attached plan. The principal area, being **Lot 2**, has a number of mature trees bordering the well-established pastureland and mature parkland. As previously mentioned, the land runs down to the banks of the River Lugg.

Lot 1 lies to the north of the property being an off-lying area of level pasture land with independent access extending to 6.67 acres.

Services

Water – Mains water supply is connected

Electricity – Mains supply connected to the principal properties and outbuildings.

Drainage – Mains drainage is connected to the properties.

Gas – Mains gas connected to the farmhouse.

Mode of Sale

The property will be available for sale by Public Auction on Tuesday 21st October 2008 at 6 pm at the Left Bank, Bridge Street, Hereford.

In three convenient Lots as follows:-

Lot 1 6.67 Acres

Lot 2 77.16 Acres

Lot 3 House, Bungalow, Buildings and 8.5 Acres

Vendor's Solicitors

Messrs Shawcross & Co., 6 High Street, Ross on Wye, Herefordshire. Tel: 01989 562377

Mr Keith Shawcross

Contract & Special Conditions of Sale

The Contract and Special Conditions of Sale will be available at both the Solicitors and Agents Offices some 10-14 days prior to the date of Auction.

Possession

Purchasers will be expected to sign the contract on the day of Auction and pay a 10% deposit. Completion and possession would follow within 28 days. Vacant possession of the land would be available on 1st December or sooner by arrangement.

Directions

Leave Hereford on the Ledbury Road (A438). After approximately 1 mile proceed over the river bridge and take the first left into Cotts Lane. Continue for a short distance and where the road bears sharp right continue straight on into the farm driveway.

Viewing

Strictly, by prior appointment with the Joint Selling Agents;

Sunderlands & Thompsons

Offa House

St. Peters Square

Hereford.

HR1 2PQ

Tel: (01432) 356161

R.G. & R.B. Williams

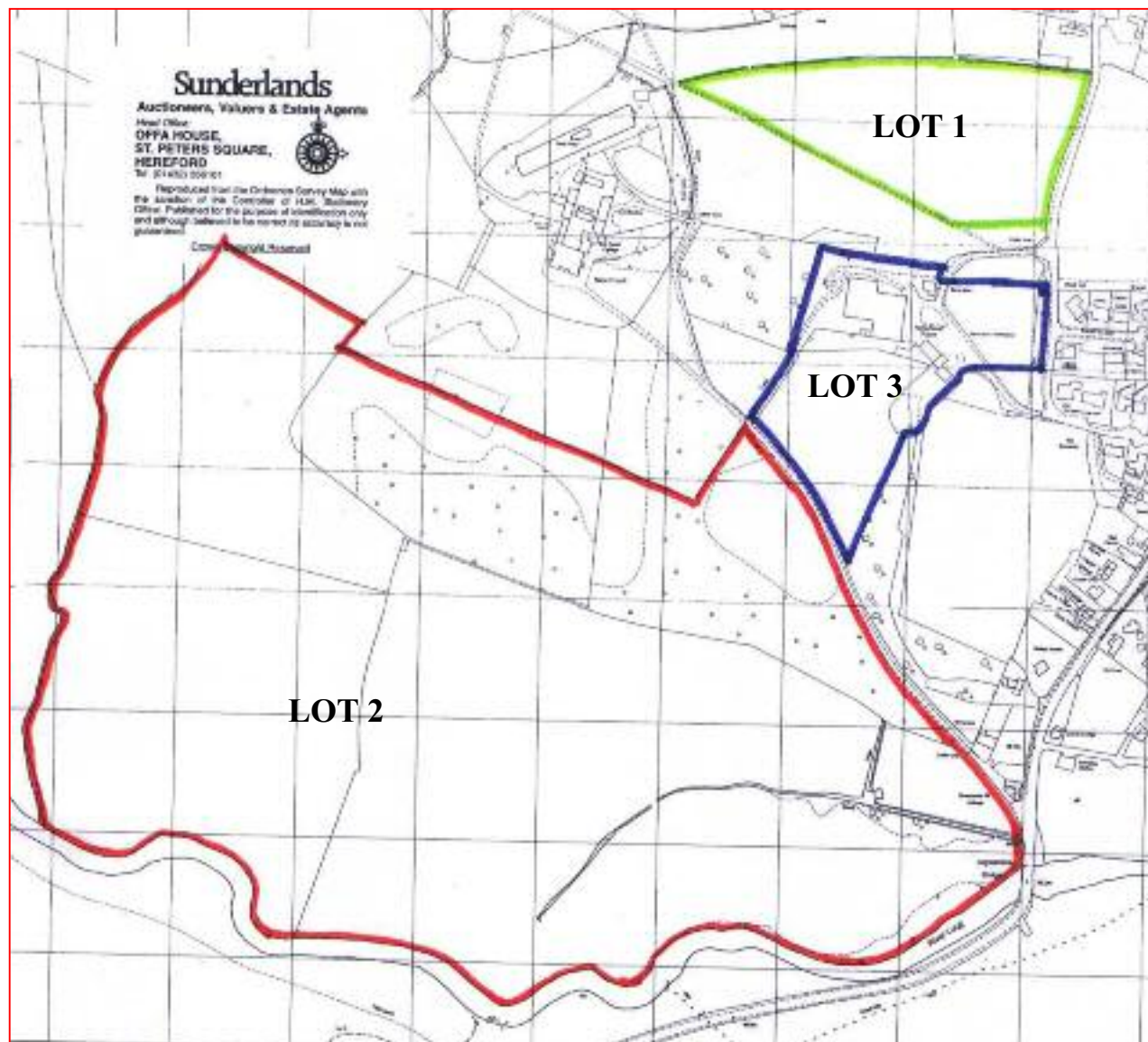
Windsor House

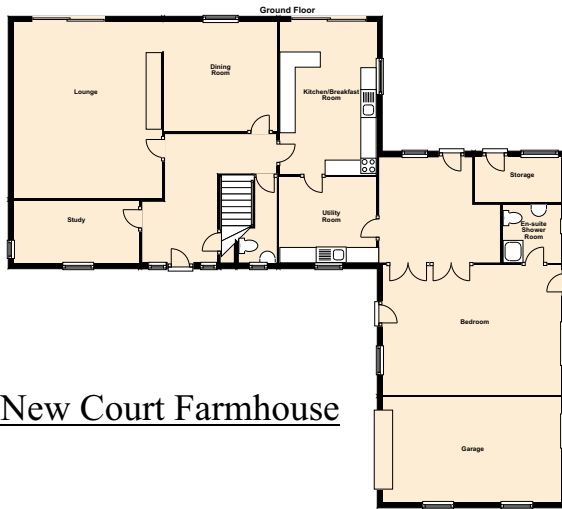
St. Mary's Street,

Ross on Wye

HR9 5HT

Tel: (01989) 567233





New Court Farmhouse



New Court Bungalow



Sunderlands & Thompsons LLP

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Property Misdescriptions Act 1991 Agents Note:

Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. Room sizes are quoted to the nearest 1/10th of a metre on a wall-to-wall basis. The imperial equivalent in brackets is intended as an approximate guide for those not yet fully conversant with metric conversion. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. All the floor plans are produced to give the purchaser an idea as to the layout of the property, they are not to scale and their accuracy cannot be guaranteed. We wish to inform you that Sunderlands & Thompsons LLP are a member firm of the 'Ombudsman for Estate Agents Scheme' (DEA) and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.