

BAYNHAMS FARM, HEREFORD ROAD, LEDBURY, HR8 2PX



HEREFORDSHIRE

Ledbury 1 miles. Hereford 14 miles. Worcester 17 miles. Cheltenham 26 miles.

A HIGHLY ATTRACTIVE RESIDENTIAL AND COMMERCIAL ARABLE FARM

**BAYNHAMS FARM
HEREFORD ROAD
LEDBURY
HEREFORDSHIRE
HR8 2PX**

Spacious Bungalow (Subject to an Agricultural Occupancy Restriction)

A Range of Modern Buildings

**141.54 ACRES
Highly Productive and Level Grade 2 Land**

FOR SALE BY PRIVATE TREATY



Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ
Tel: 01989 567233. www.rgandrbwilliams.co.uk

GENERAL REMARKS & STIPULATIONS

(which were applicable shall be deemed part of the Conditions of Sale)

AGENTS NOTE

Baynhams Farm is being offered for sale following the retirement of its owners, Mr and Mrs Andrews. The Andrews family have farmed at Baynhams Farm since the 1980s, establishing a well-respected and productive farming enterprise. Opportunities to acquire a farm of this scale and quality in the locality are exceptionally rare, making Baynhams Farm a particularly noteworthy offering.

Historically, the farm has supported a successful mixed farming operation, comprising sheep and beef enterprises alongside an arable rotation. In recent years, crops have included Winter Wheat, Winter Barley, Oilseed Rape, Fodder Beet, Potatoes and Maize. Through careful stewardship and sound husbandry practices, the land has been maintained to a high standard and is presented in excellent agricultural condition.

The productive soils benefit from many years of investment and management, resulting in strong inherent fertility and providing an excellent foundation for continued agricultural production. The farm offers considerable scope for a purchaser to continue the existing farming operation or adapt the holding to suit a range of agricultural, environmental, or diversification objectives.

Family farms of this calibre seldom become available on the open market in this part of the country. As such, Baynhams Farm presents a unique opportunity and is expected to attract interest from a wide range of purchasers, including established farming businesses, neighbouring landowners, investors, and those seeking a substantial rural holding in an attractive and highly regarded farming area.

PROPERTY SUMMARY

- Well located commercial farm within easy reach of motorway network
- Close to the attractive town of Ledbury
- Attractive Period 4 Bedroom Bungalow
- Modern and Traditional Farm Buildings with planning potential (subject to planning consents)
- 141.54 Acres of Level and Productive Arable and Pasture Land
- For Sale by Private Treaty as a whole.

SITUATION

Baynhams Farm occupies a prominent position in an unspoilt rural location some 1.5 miles to the north east of the market town of Ledbury.

The town offers a good range of shopping, educational and recreational amenities. More extensive amenities are offered by both Hereford (13 miles) and Worcester (17 miles). Whilst the Spa Town of Cheltenham is some 26 miles, offering excellent shopping and amenities.

GRID REFERENCE NUMBER

SO 693 397.

POSTCODE

HR8 2PX.

DIRECTIONS

From Ledbury take the A438 Hereford road. On leaving the town you will pass a roundabout on the ring road (Leadon Way). After the roundabout follow the A438 and after 0.5 miles the property will be seen on the right.

RURAL PAYMENTS

The property is registered with the rural payments agency, no scheme are associated with the property currently. The land is eligible to be entered into rural development schemes.

SERVICES

Mains **electricity** and **water** are connected to the property. **Drainage** is to a private disposal system. **Oil Central Heating** (2 new boilers fitted in last 12 months). **Air Conditioning** in Lounge.

LOCAL AUTHORITY

Herefordshire Council,
Plough Lane, Hereford, HR4 0LE. Tel: 01432 260386.

TENURE

The property is freehold and offered with vacant possession upon completion.

COUNCIL TAX BAND

Band D.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

VENDORS SOLICITORS

Russell & Co Solicitors
18 New Street, Ledbury, Herefordshire, HR8 2DX.
Tel: 01531 826373, ext 233. Attn Sharon Cawsey.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) shown only contain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only and should not be relied on as a statement of fact. 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 consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing is by appointment with the agents – RG and RB Williams.
Tel: 01989 567233. (Ref: W Probert).

PARTICULARS OF SALE

**BAYNHAMS FARM
HEREFORD ROAD
LEDBURY
HEREFORDSHIRE**

A HIGHLY ATTRACTIVE RESIDENTIAL AND COMMERCIAL ARABLE FARM



The farmhouse bungalow was constructed in 1995 of cavity brick construction with internal Thermolite block walls beneath a pitched interlocking tiled roof. Offering generous and well-proportioned accommodation throughout, the property extends to a substantial footprint and provides an excellent family home in an attractive rural setting.

The residence is approached via its own private driveway from a quiet unclassified country lane and is set within well-maintained gardens, principally laid to lawn with established flower beds and borders, creating an attractive and private setting.

Enjoying a peaceful countryside location, the property benefits from a high degree of privacy with no neighbouring properties overlooking the dwelling. Whilst the farm buildings lie in close proximity, they are situated at a lower level and are discreetly positioned so as not to detract from the outlook or amenity enjoyed from the residence.

Constructed of traditional red brick elevations beneath a pitched tiled roof, the bungalow has been well maintained and offers spacious, practical accommodation suited to both family occupation and those seeking a rural lifestyle closely connected to the land.

A particularly attractive feature of the property is its flexibility of occupation. The accommodation has been arranged so that it can be utilised either as a single substantial dwelling or, alternatively, as two self-contained living units. At one end of the bungalow is a fully serviced annex with its own independent access, offering excellent potential for multi-generational living, dependent relatives, guest accommodation, staff housing, or supplementary rental income, subject to any necessary consents.

Prospective purchasers should note that the residence is subject to an Agricultural Occupancy Condition (AOC).

The accommodation briefly comprises:

ON THE GROUND FLOOR

Entrance Hall:

Utility Room: Fully insulated, panel radiator

Office:

Utility Room:

Downstairs W/C: Low level W/C, Shower Room, Pedestal Wash Hand Basin

Kitchen: Fitted kitchen units, electric hob, Sink with Mixer Tap

Bedroom One: Casement doors to Patio

Dining Room: Panel Radiator

Inner Hall:

Bedroom three/ Study: Panel radiator

Bedroom Two: Built in wardrobe, Panel Radiator

En Suite Bathroom: Wash hand basin with mirror and light over, chrome taps. Panel bath with chrome taps, electric shower over. Wall mounted electric radiator heater.

Living Room: Two panel radiators

Kitchen/ Diner: Fitted kitchen units, separate dining area.

Batchroom: Low level W/C, Pedestal wash hand basin, corner shower.

Bedroom: With fitted cupboards

OUTSIDE

Established and mature gardens planted to shrubs and lawn. Kitchen garden to rear of house.

Paddocks and orcharding with a mixture of young and mature fruit trees.

THE FARM BUILDINGS

The farm buildings are of modern and traditional construction and are conveniently situated to the residence. They comprise:

- **Office** with concrete block/ render elevations with insulated floor
- Three bay steel portal frame, concrete block, profile sheet and fibrous cement **Workshop**
- Four bay steel portal frame **Hop Building**, concrete block, profile sheet and fibre cement roof with 3 phase electricity.
- 4 bay Steel Portal Frame **Lean To Workshop** under a fibrous cement roof with 3 phase electricity.
- Five bay Steel Portal Frame **Grain Store** with profile elevations and roof.
- 100' x 60' **Machinery Store**.
- Six bay steel portal frame 150 tonne **Grain Store** with profile sheet elevations and roof.
- Six bay steel portal frame 400 tonne **Grain Store**, with concrete panel and profile sheet elevations under a fibrous cement roof.



THE LAND

The land surrounds the farmstead and comprises an excellent ring-fenced block of level, highly productive agricultural land with extensive frontage to the public highway, providing superb access and operational efficiency.

Extending to approximately 141.54 acres in total, the holding offers a rare opportunity to acquire a substantial and highly manageable unit of productive farmland. The ring-fenced nature of the holding is a particularly attractive feature, enabling efficient day-to-day management and farming operations.

Approximately 56 acres are situated on the opposite side of the railway line and are accessed via a railway bridge measuring approximately 12 feet in width, comfortably accommodating modern agricultural machinery and cultivation equipment. Despite the railway line bisecting part of the holding, the land remains readily accessible and functions as a cohesive farming unit.

The land is characterised by fertile loam soils, renowned for their productivity and versatility. Having been carefully managed over many years, the soils possess excellent inherent fertility and are capable of supporting a wide range of cropping enterprises. The holding has historically formed part of a successful arable rotation, including cereals, potatoes and other root crops, with crop yields consistently demonstrating the quality and capability of the land.

The land is divided into a series of well-shaped, easily managed field enclosures, bounded by well-maintained fencing and hedgerows, making it particularly attractive to modern farming operations. The level nature of the land, combined with its accessibility and field configuration, provides excellent opportunities for efficient cultivation and management.

Importantly, almost the entirety of the land is classified as **Grade 2** on the DEFRA Agricultural Land Classification Map for England and Wales, placing it amongst the highest quality agricultural land available. Holdings of this scale, quality and accessibility are seldom offered to the market and present a rare opportunity to acquire a substantial block of productive farmland in a highly regarded agricultural area.

The land extends in all to approximately **141.54 acres**, as detailed in the following schedule:





