



Newburn Farm
Kingswood Road, Kington, Herefordshire, HR5 3HD
Together with 95.15 acres in 2 Lots

johnamos
& co

BK Bruton
Knowles

Newburn Farm, Kingswood Road, Kington, Herefordshire, HR5 3HD

Lot 1 – Farmhouse, 5 Cottages, Buildings and 55.83 acres – Guide Price in the range of £2.2 – £2.5 million

Lot 2 – 39.32 acres – Guide Price £400,000 - £500,000

A stunning farm situated in northwest Herefordshire offering a beautiful stone Victorian 5 bedroom Farmhouse, 5 further Cottages, Farm buildings, Stabling and 95.15 Acres

INTRODUCTION

John Amos & Co are delighted to receive instructions to offer for sale by Formal Tender Newburn Farm, Kington.

This is a beautifully located farm which has been farmed organically since 1999 offering a range of incomes in addition to the farmland from rental from 5 cottages, DIY livery (currently for 21 horses) and feed-in tariff from PV solar array on the barn.

LOCATION

Newburn Farm is located relatively close to the small market town of Kington in northwest Herefordshire and is separated from the town by the River Arrow and is set at the end of a long private drive affording a good deal of privacy. The property is within walking distance to the amenities of the town of Kington and the County City of Hereford lies approximately 20 miles away, 14 miles to the market town of Leominster and the renowned Hay on Wye is only 12.7 miles away.

AMENITIES

The adjacent market town of Kington offers excellent local facilities with a supermarket, petrol station, a good selection of local shops, cafes, pubs and hotels, a large modern medical centre and an excellent golf course which can be seen from the farm. The City of Hereford offers a full set of amenities for shopping and recreation and has a mainline railway station on the Manchester to Cardiff line.

The property is beautifully located within the Marches area and offers excellent walking and riding in all directions.

DESCRIPTION

Lot 1 – The Farmhouse

Newburn Farmhouse is a stone with tiled roof, Victorian farmhouse which is approached by a tarmac private driveway lined with semi-mature beech trees.

The house sits in a very pleasant garden with shrub and lawned areas together with a lean-to greenhouse, garden shed / potting shed, outdoor w/c and a very useful annexe providing either one bedroom accommodation as an extension to the farmhouse or used as a home office / farm office. There is good accessible parking in front of the house.

Within the garden and buildings, there is also a log burning biomass boiler which heats the farmhouse and is currently fed with logs harvested from the woodlands on the holding. The farm accommodation comprises of Entrance Hall off which lies a Sitting Room with ornate Victorian fireplace and windows to the front and side gardens, a Living Room with fireplace, a bay window with original shutters overlooking the farmland and drive.

Substantial Kitchen / Dining Room with an electric Aga, fully fitted kitchen units, low and eye level and large Dining area with French doors into the garden and large stone fireplace.

From a rear inner hallway is a Utility with wash hand basin shower and worktop together with toilet and a farm Office with window to the garden. There is a Cellar below part of the house which is accessible from the main hallway.

Upstairs, five Bedrooms with the master bedroom ensuite and a family Bathroom with bath, shower over, wash hand basin and low flush w/c and hatch to the loft. The family had until 2019 run B&B from the Farmhouse.

COTTAGES

Adjacent to the main farmhouse is a courtyard of former farm buildings which have been tastefully converted into five dwellings being three x 2 bedroom bungalows and two x 3 bedroom cottages.



These sit together neatly in a courtyard and accommodation comprises:-

The cottages comprise of two x 2 storey units which are detached but with a drive-thru between them constructed mainly of stone and weatherboard under a tiled roof and are The Granary and Newburn Cottage. 1, 2 and 3 are single storey L-shape of converted farm buildings with tiled roofs and stone and rendered exteriors with windows and board panels below. The five cottages share a turning area with some gardens at the front and each have patio areas and additional car parking is available for each property.

The cottages are all in good order and have been well maintained over the years and each cottage has fully fitted kitchens, living rooms, the three single storey cottages are each with two bedrooms and the two x 2 storey cottages are each with three bedrooms. All have bathrooms with showers or shower rooms.

In the grounds of the gardens at Newburn House is a conversion known as "The Office" which is a one bedroom apartment with open plan kitchen living area and a shower room.

INCOME

The farm is currently producing a very strong income from its portfolio and the figures quoted herewith are supported by the Accountant's letter confirming that these incomes are correct.

In the most recent year, the income has been:-

AST rents £36,125; Livery - £16,404, PV - £10,354
Total £62,883

All of the cottages have current tenants under Assured Shorthold Tenancies with Tenancies in place and available. The cottages would equally lend themselves to holiday lets and subject to planning consent, there are some barns that could lend themselves to conversion for additional accommodation. All of the DIY liveries are local people, many of which have been on the holding for a number of years and a copy of the standard Livery Agreement is available within the Tender pack.

PHOTOVOLTAIC SOLAR ARRAY

The solar array on the farm building is a 25kW PV array which has 14 years remaining on the FIT payment which

has been producing a regular income free of income tax and generating electricity for the estate.

LOCAL AUTHORITY

Herefordshire District Council
Telephone: 01432 260000

Council Tax Band

Newburn Farm	Band F
1, 2 and 3 Stable Cottages	Band A
Granary Cottage	Band A
Newburn Cottage	Band A

FARM BUILDINGS

There are a good range of farm buildings on the holding comprising briefly of a 4 bay Dutch barn (**14.5m x 5.25m**) with a 5 bay timber lean-to sheep building (**14.5m x 5.4m**) and a further 5 bay steel lean-to machinery store (**19.8m x 10.8m**) and adjacent a 3 bay timber framed barn with a Dutch barn style round roof and three pairs of double doors and timber cladding. A 4 bay steel portal framed cattle building (**24m x 16.4m**) with corrugated roof, concrete feed passage, mass concrete walls and Yorkshire board sides, sheeted doors to the side and gated ends and PV panels on the roof .

A 4 bay grain store (**25m x 7.5m**) of steel portal frame construction under a fibre cement roof with mass concrete sidewalls and slatted drying floor, 4 bay silage pit attached to the side with concrete floor and mass concrete walls, no roof and a further 4 bay storage area with a frame for an open fronted building but no roof. A 3 bay open fronted storage building with 1 bay enclosed for workshop also housing Inverters for the solar PV array.

There is a further 3 bay Dutch barn with lean-to to the side and rear fully enclosed, mainly timber clad with some galvanised iron clad.

Further Livery buildings:- 2 bay steel portal framed building with fibre cement roof and part concrete, part Yorkshire board sides and box profile end divided into 4 loose boxes with tack room and feed area, concrete floor (**9.5m x 9m**) with electric lighting and a former farm plan cattle building (**30m x 10.3m**) of timber construction with box profile roof and timber sides,





concrete floor with 17 loose boxes, some with external doors, feed area and tack room.

A fenced ménage available for the livery clients.

LAND

Lot 1 stands in 55.83 acres of land with the farmland all down to grass, some being permanent pasture and some fields recently put down as new leys this Spring. The land surrounds the farmhouse, cottages and buildings and is either gently sloping or level. Fields run down to the River Arrow and rise up from the farm in handy enclosures, well fenced and ideal for livestock or arable production and in addition, there are some beautiful pockets of amenity woodland, mainly planted by the current owners under a woodland grant scheme which have the benefit of a Felling Licence to carry out a thinning to supply firewood to the farm.

Lot 2 is immediately adjacent to Lot 1 and could be annexed to the farm and currently comprises of 39.32 acres of general level land in grass, mainly new leys sown this Spring and suitable for arable or stock. Lot 2 has its own separate entrance off Kingswood Road and has the benefit of small pockets of woodland again planted by the current owners under a woodland grant scheme and subject to a Felling Licence to take a thinning through the crop.

Please note in Field 6496 in Lot 2, there is an area of land adjacent to the road which is not included in the sale but will not be fenced off until completion. The Vendors will put up a stockproof post and wire fence within three months of completion and will during that time if stock is grazing on this field, they will be allowed to graze on the retained area.

ENTITLEMENTS

All of the land is registered under the Basic Payment Scheme and the owners have claimed the land this year and will retain the payment. The entitlements are not included in the sale but are available to the purchaser by separate negotiation.

TENURE

The property is Freehold.

SERVICES

Water – the farm has a private water supply and reservoir and also mains water. All the dwellings are on mains water. Lot 2 will require a new mains connection.

Lot 1 – mains electricity, private drainage with a septic tank for the farmhouse and a separate treatment plant for the cottages.

Heating – Farmhouse – biomass boiler; cottages – 2 x electric combi-boiler, 2 x LPG, 1 x oil.

METHOD OF SALE

The property is for sale by Formal Tender with Tenders closing at **12 noon on Friday 25th June 2021** and completion can be by agreement but not later than the 30th September 2021.

TENDER PACKS

The Tender packs are being prepared by the Solicitors, Mrs Susan Morrissey of MFG Solicitors, Ludlow and the Tender pack together with the Tender form will be available two weeks prior to Tenders closing. All bids must be submitted on the correct Tender document which is available either from the Solicitors or the Agents upon request and the bids should be delivered to John Amos & Co at Lion Court, Broad Street, Leominster, HR6 8LE marked “**Tender for Newburn Farm**” and each bid to be accompanied with a cheque for 10% of the purchase price as a deposit as stated in the Contract.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender,

photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

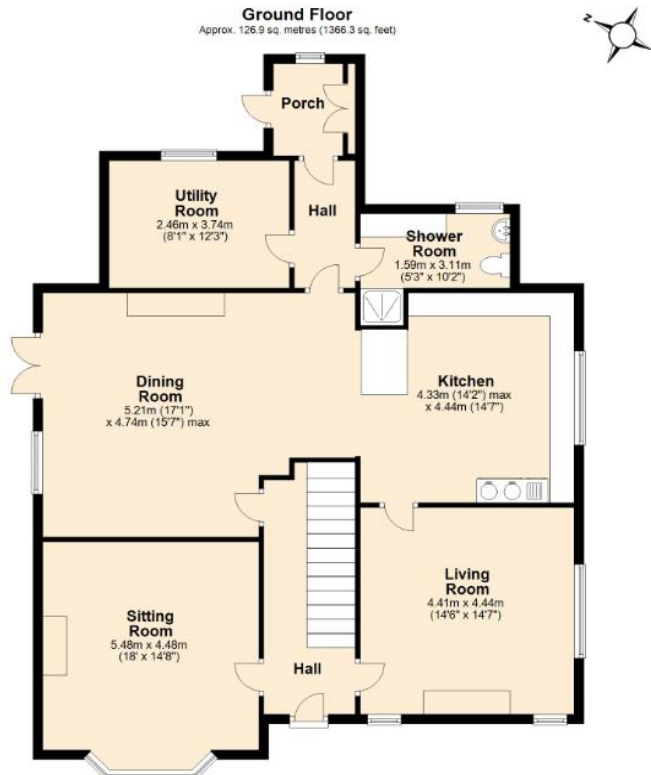
DIRECTIONS

Approaching Kington, either from the A4111 Hereford to Kington road or the A44 Leominster to Kington road. AT the roundabout, take the turn into Kington town and pass the petrol station on the left and where the road forks 90 degrees to the right, please go straight ahead onto Kingswood Road and after approximately 100 metres, turn right (signpost for Newburn Farm) and continue along the farm driveway and Newburn Farm is at the end of the drive. Lot 2 is approximately 200 metres further along Kingswood Road onto the right.

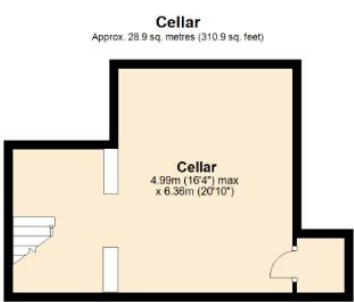
VIEWING

By prior appointment only, please contact John Amos on 01568 610007.

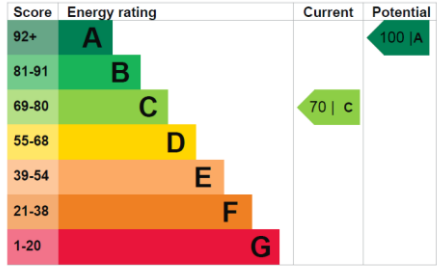
NEWBURN FARMHOUSE - FLOOR PLANS



Total area: approx. 274.4 sq.m (2953.4 sq.ft)



EPC



The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

AGENTS

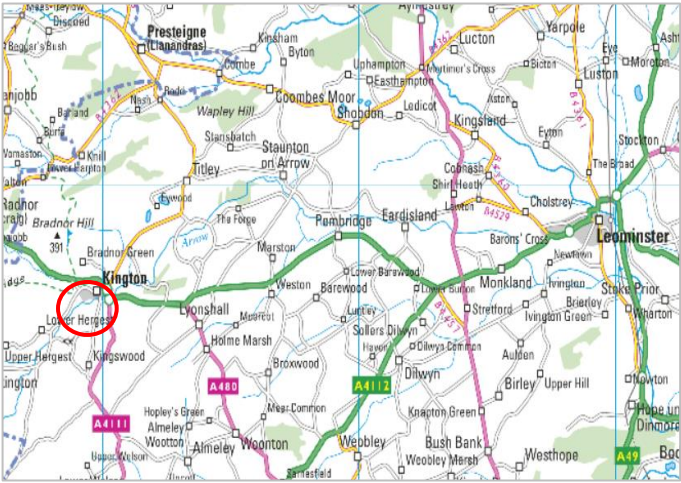
John Amos FRICS FAAV
John Amos & Co
Lion Court
Broad Street
Leominster
HR6 8LE

Tel: 01568 610007
Mob: 07813 601424

SOLICITORS

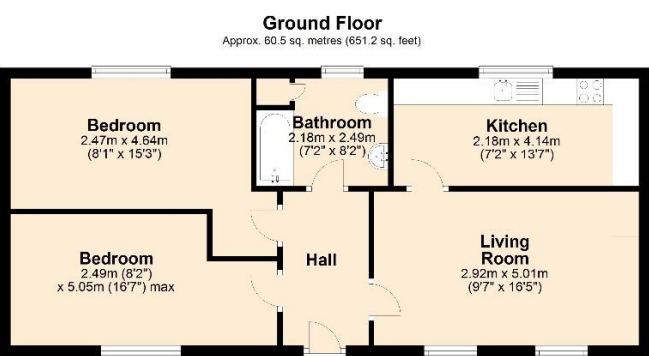
Susan Morrissy
MFG Solicitors
9 Corve Street
Ludlow
SY8 1DE

Tel: 01584 873156



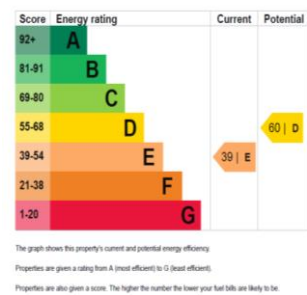
FLOOR PLANS

1 STABLE COTTAGE



Total area: approx. 60.5 sq. metres (651.2 sq. feet)

EPC



2 STABLE COTTAGE

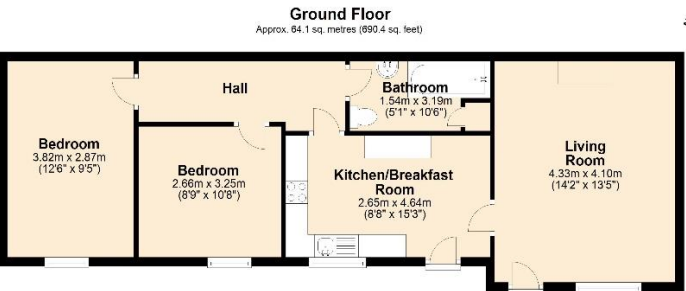


Total area approx. 63.3 sq. metres (681.0 sq. feet)

EPC

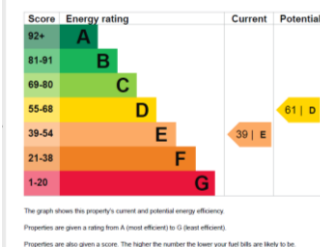


3 STABLE COTTAGE

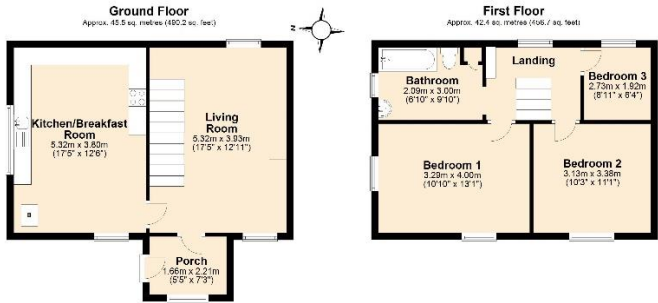


Total area: approx. 64.1 sq. metres (690.4 sq. feet)

EPC

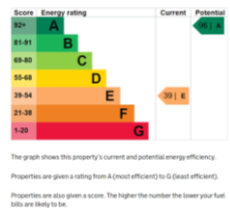


GRANARY COTTAGE

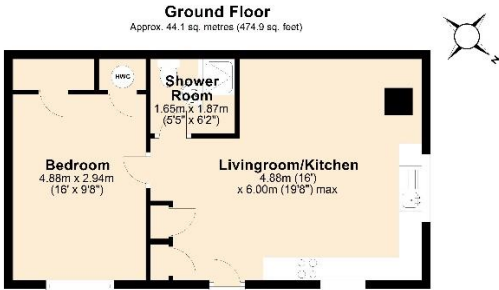


Total area: approx. 88 sq.m (946.9 sq.ft)

EPC

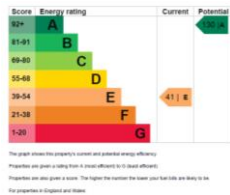


FARM OFFICE



Total area: approx. 44.1 sq. metres (474.9 sq. feet)

EPC



NEWBURN COTTAGE



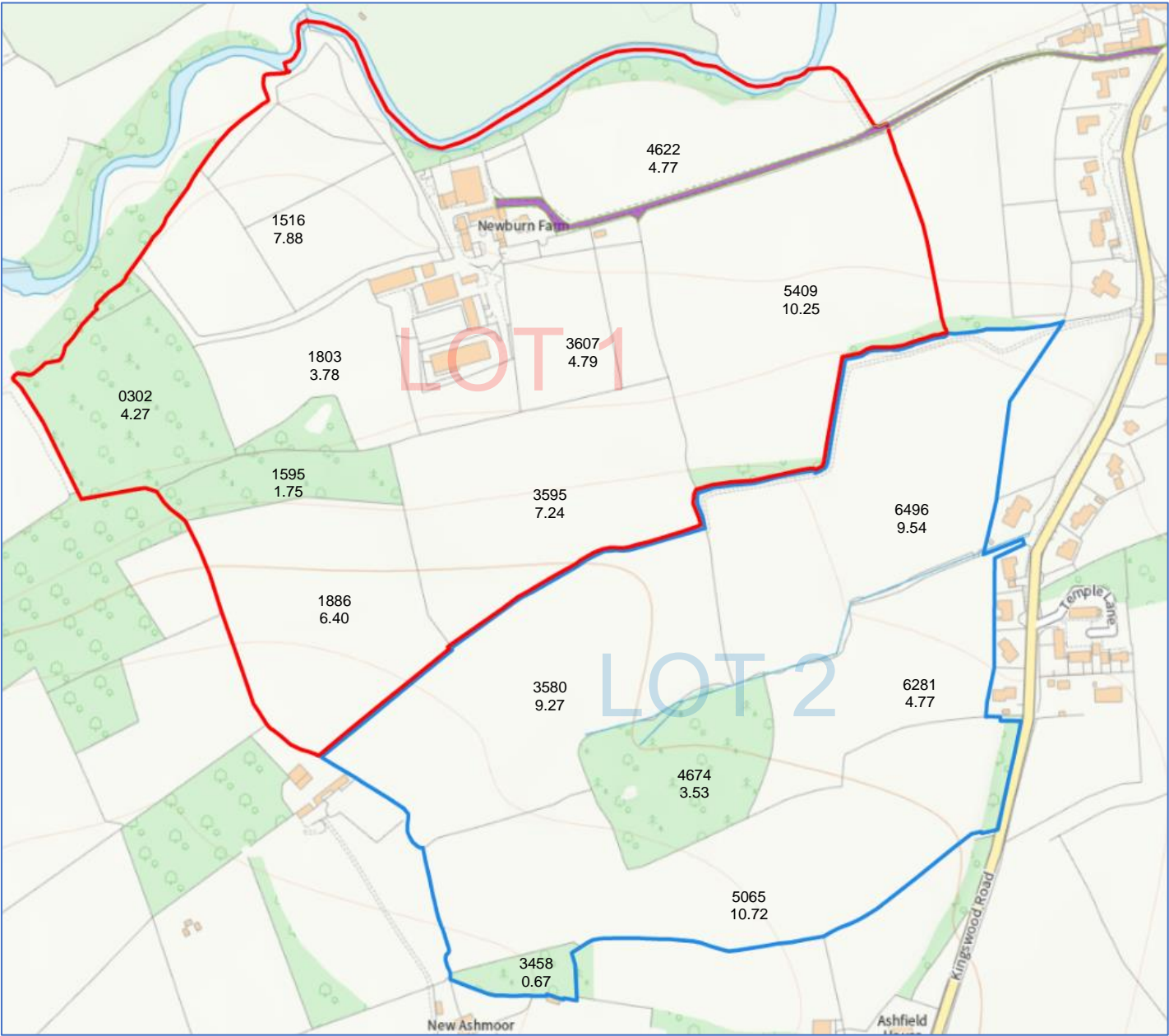
Total area: approx. 113.7 sq. metres (1224.0 sq. feet)

EPC (pending)

PLAN OF FARM AND FARM BUILDINGS



PLAN OF THE LAND



SCHEDULE OF LAND

OS Number	NGR Number	Acres	Hectares
Lot 1			
SO2956	0302	4.27	1.73
SO2956	1516	7.88	3.19
SO2955	1595	1.75	0.71
SO2956	1803	3.78	1.53
SO2955	1886	6.40	2.59
SO2955	3595	7.24	2.93
SO2956	3607	4.79	1.94
SO2956	4622	4.77	1.93
SO2956	5409	10.25	4.15
Woodland		0.97	0.39
Outbuildings		3.16	1.28
Track		0.57	0.23
		55.83	22.59
Lot 2			
SO2955	3458	0.67	0.27
SO2955	3580	9.27	3.75
SO2955	4674	3.53	1.43
SO2955	5065	10.72	4.34
SO2955	6281	4.77	1.93
SO2955	6496	9.54	3.86
Woodland		0.82	0.33
		39.32	15.91
TOTAL		95.15	38.50

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 purchaser(s) must rely on their own enquiries. MAY 2021