



A Bruton Knowles LLP Company

Rhea Farm, Norton, Bromyard, Hereford, HR7 4PA



Sunderlands
Residential Rural Commercial



**Rhea Farm
Norton
Bromyard
Hereford
HR7 4PA**

Summary of features

- About 40.73 acres (16.48 ha)
- Available as a whole
- Grade II & III Land
- 2/3 Bedroomed property capable of extension subject to planning
- Range of traditional and modern farm buildings
- For sale by Formal Tender
- Tender Deadline: **Tuesday 7th June 2022 at 12:00 Noon**

Guide Price: £800,000

Ref: John Amos & Richard Hyde

Situation:

Rhea Farm is conveniently located just 1 mile east of the traditional market town of Bromyard, which lies in the valley of the River Frome, close to the county border with Worcestershire, on the A44 Leominster to Worcester Road.

Bromyard also has good connectivity with roads leading to Stourport, Tenbury Wells, Hereford, Ledbury and Malvern. The nearby market town offers a wide range of amenities including a traditional high street with independent shops, local schools, local food producers, and access to the renowned Bromyard Downs and Bringsty Common.

The property is conveniently located between the two Cathedral Cities of Hereford and Worcester both within 16 miles.

Description:

Rhea Farm is situated in the rural landscape enjoying views over the surrounding area, the property is situated down a private drive from the B4203 Stourport Road.

Rhea Farmhouse is a traditional 2/3 bedroomed cottage with a garden surrounding the side and rear.

The farm benefits from a range of traditional and modern farm buildings. There are two stable blocks situated on the farm. The land extends to about 40.73 acres (16.48 hectares) of Grade II/III land.

The farm is for sale by Formal Tender as a Whole.





Accommodation:

Ground Floor **Entrance Porch**

Entrance Hall

Lounge

With stairs to first floor and external door
(4.81 m x 4.60 m)

Kitchen

With base and wall units
(4.46 m x 2.50 m)

Breakfast Room

With doors to kitchen
(3.32 m x 2.88 m)

Dining Room

With fireplace
(4.79 m x 3.64 m)

Study

(2.84 m x 2.28 m)

WC

With wash hand basin

First Floor

Bedroom 1

Double bedroom with built in wardrobe and access to:
(2.92 m x 3.47 m)

Bedroom 2/Dressing Room

Bedroom or dressing room built under eaves
(4.14 m x 3.06 m)

Bedroom 3

Double bedroom with built in wardrobe
(2.99 m x 3.24 m)

Bathroom

With shower over bath, WC and wash hand basin

Services:

Mains Electricity & Water are connected, drainage is to a private system and the property is heated by an oil fired central heating system.

Buildings:

There are a range of buildings situated on the farm, including:

1. Steel portal framed 3 bay open fronted General Purpose building (14 m x 13.6 m)
2. Lean-to garden shed (2 m x 3 m)
3. Carport 3 bay blockwork open fronted (8 m x 4.8 m)
4. Former railway carriage (2m x 5m)
5. Steel portal framed 4 bay pitched roof part Yorkshire boarded cattle shed (18.5 m x 12.5 m)
6. Redundant stone barn two-storey in part (20 m x 6.3 m)
7. Steel portal framed pitched roof General Purpose Building (13.5 m x 13.7 m)
8. Timber twin stable block (4 m x 8.3 m)
9. Blockwork twin stable block(4.5 m x 7.6 m)

Land:

The land extends to about 40.73 acres (16.48 hectares) consisting of good-sized enclosures in grassland with mature hedgerow trees benefitting from single and double bank access to the River Frome and double bank access to the Tedstone Brook. The land is gently sloping. The land is classified as Grade II and III according to the former MAFF Land Classification Series. The property is situated within a Nitrate Vulnerable Zone.

Basic Payment Scheme:

The Land is registered with the RPA on their Rural Land Register. The vendor will claim the 2022 Basic Payment and the purchaser must indemnify the vendor for any breaches of Cross Compliance and BPS Rules for the remainder of the Scheme year. There are 15.81ha of Entitlements and these may be available to the purchaser for the 2023 Scheme Year if the Vendors are not eligible to take the Lump Sum Exit Scheme. These details are yet to be clarified. The property is currently not entered into any Countryside Stewardship Schemes.

Sporting, Timber & Mineral Rights:

The Shooting, Fishing, Timber and Mineral Rights are included in the sale of the property.

Contaminants:

The Vendors and their Agents accept no liability for any contaminants on the property.

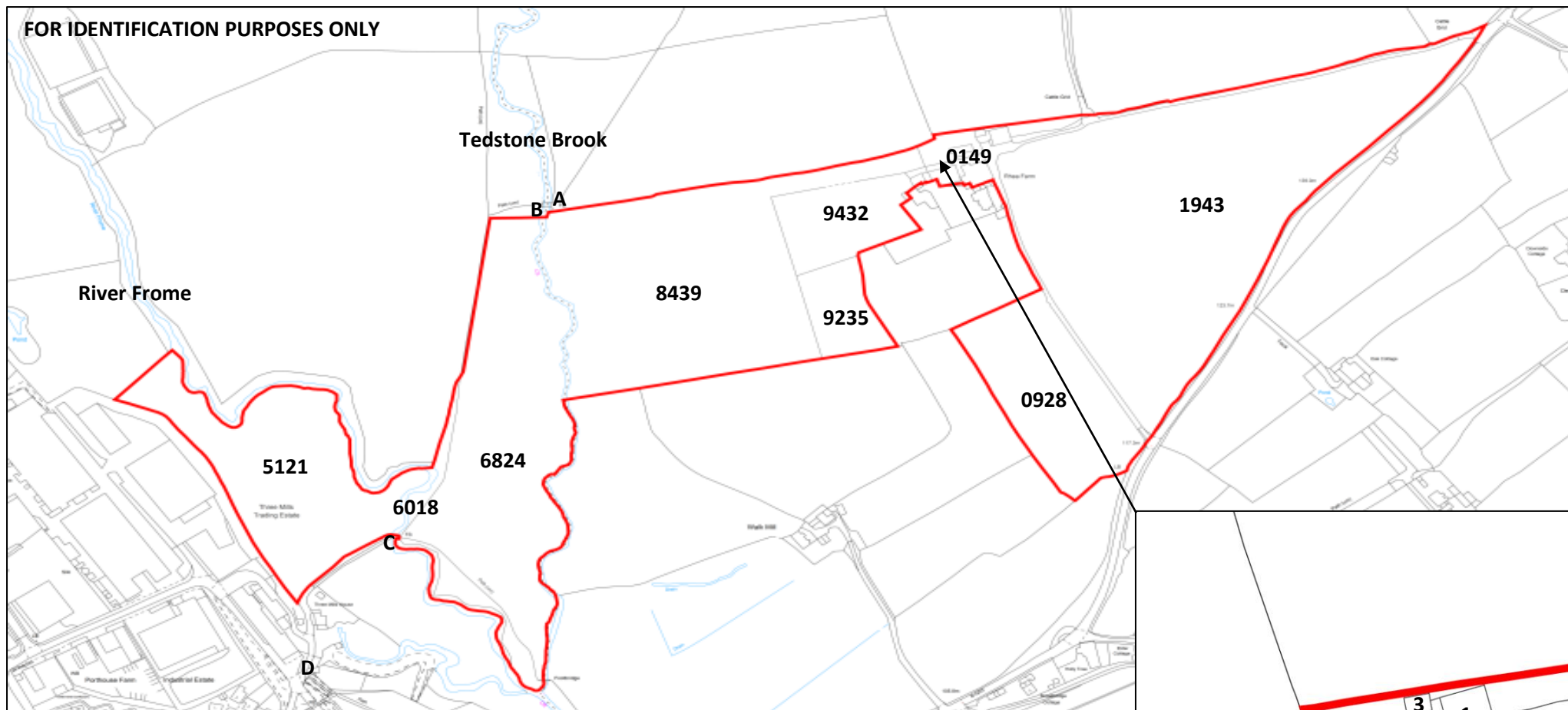
Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. The Owner of The Rhea House has a Right of Access over the track heading south east from the Farmstead and The owner of New Barns Farm has a Right of Access over the concrete road approaching from the north east.

Planning:

Planning Permission was granted for the Redundant Barn at Rhea Farm on 11th October 2007 for "proposed conversion of barn into one dwelling" Application Number DCN072681/F. Plans of the scheme can be found by visiting:- www.herefordshire.gov.uk
Prospective Purchasers must make their own planning enquiries.

FOR IDENTIFICATION PURPOSES ONLY



OS/NG Number	Hectares	Acres	Description
SO6555 5121	1.96	4.84	Permanent Pasture
SO6555 6824	3.09	7.65	Permanent Pasture
SO6555 8439	3.24	8.00	Permanent Pasture
SO6555 9342	0.63	1.55	Permanent Pasture
SO6555 9235	0.40	0.99	Permanent Pasture
SO6555 0928	1.32	3.27	Permanent Pasture
SO6555 1943	5.44	13.44	Permanent Pasture
SO6655 0149	0.30	0.75	House, Buildings and Yard
SO6555 6018	0.09	0.24	River and Scrub
TOTAL	16.02	40.73	(Approximate Area)

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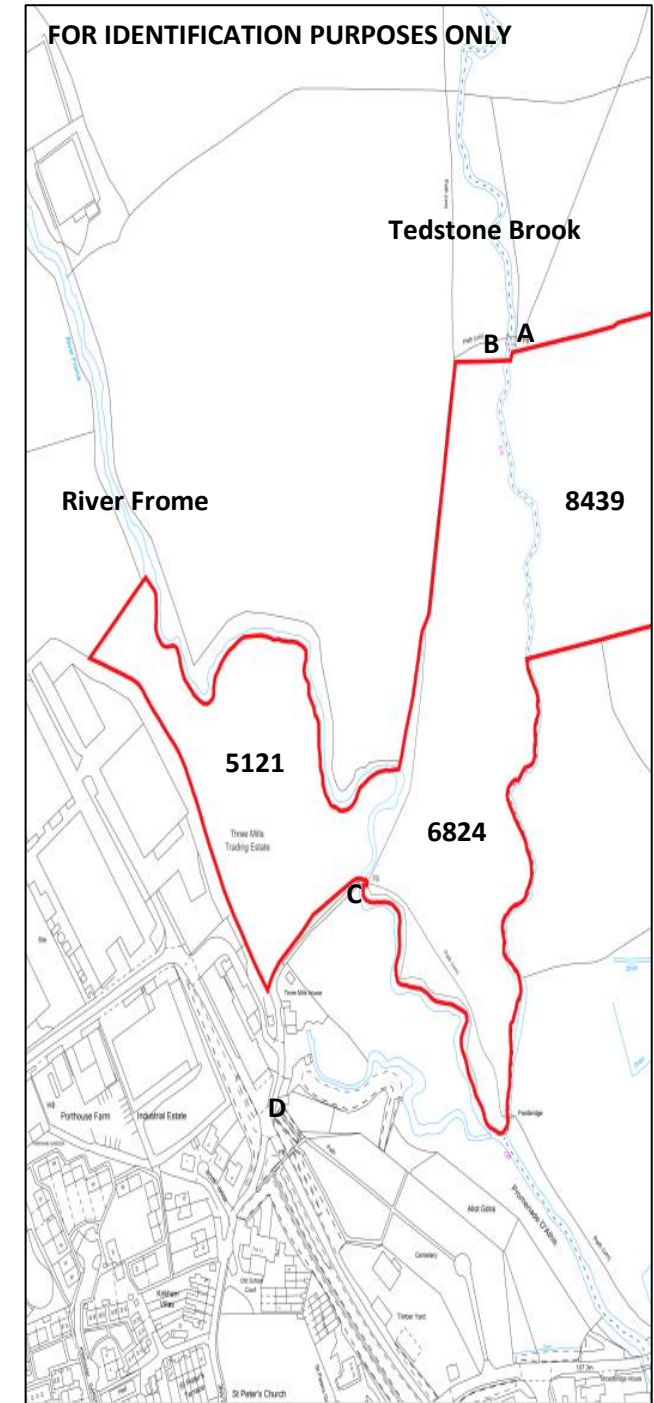
The Two Bridges:

Under a Conveyance of 1949, there are Rights of Way over the 2 bridges which cross the Tedstone Brook and River Frome for "all purposes" "with or without horses, carts, carriages, wagons or motor vehicles laden or unladen" "and to drive cattle, sheep or other animals" up to and over the bridges crossing the Tedstone Brook and River Frome over the "roadway" to point D.

Neither bridge is included in the sale of the property, the bridge over the Tedstone Brook is situated and approached over land in the ownership of the property to the North of Rhea Farm. The bridge over the River Frome and "roadway" from point C – D lies outside the Title of Rhea Farm.

Both bridges are maintained by the Local Highways Authority.

The bridge over the Tedstone Brook is accessed via the North Western corner of field 8439 through a gate at point A onto the adjoining property to the North. The Right of Way passes over the bridge to point B and then proceeds South to access field 6824. At point C in field 6824 there is a second bridge which crosses the River Frome giving access to field 5121, this access proceeds through Three Mills House grounds South to point D.



Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Mode of Sale:

The property is being offered for sale as a whole by **Formal Tender**. Prospective Purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer for the property. The Tender is legally binding. No further negotiations will be entered into after the Tender closing date.

The Vendors reserve the right to not accept the highest, or indeed any offer. The Vendors reserve the right to accept an offer prior to the Tender date.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price and completed Land Registry Identity Form (ID1). These are to be received at the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ or at the office of John Amos & Co, Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE by **12 noon on Tuesday 7th June 2022**. Envelopes must be marked "**FAO John Amos & Richard Hyde – Tender for Rhea Farm**"

The deposit cheque should be made payable to **BRUTON KNOWLES LLP – CLIENTS CALL A/C**.

The Vendors will then confirm which (if any) proposed offer to purchase is acceptable to them and the Solicitors will then immediately

effect an exchange of Contracts with a completion date of **Thursday 7th July 2022** (or earlier by mutual agreement).

All unsuccessful bidders will have their deposit cheque(s) returned and unsuccessful Contracts and documentation will be destroyed. Prospective purchasers are deemed to bid in full knowledge of the contract and special conditions of sale whether they have seen them or not.

Money Laundering:

In order to comply with anti-money laundering legislation all persons intending to bid for the property 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.

Agent's Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contract package, however potential Purchasers may wish to make their own enquiries.

Vendor's Solicitors:

Solicitors: Denney King
Tel: 01386 764728
Email: sarah@denneyking.co.uk
FAO: Sarah Denney-Richards

Viewing:

Strictly by appointment with the Joint Selling Agents on the following days:

5th May 2022: 10.00-12.00

12th May 2022: 15:00 – 17:00

19th May 2022 10:00 – 12:00

26th May 2022 15:00 – 17:00

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the Owners of the property take responsibility for any injury however caused. The redundant barn is unsafe and Prospective Purchasers are strictly forbidden to enter this building under any circumstances.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands or John Amos have any authority to make or give any representation or warranty whatsoever in relation to the property.

Site Plans:

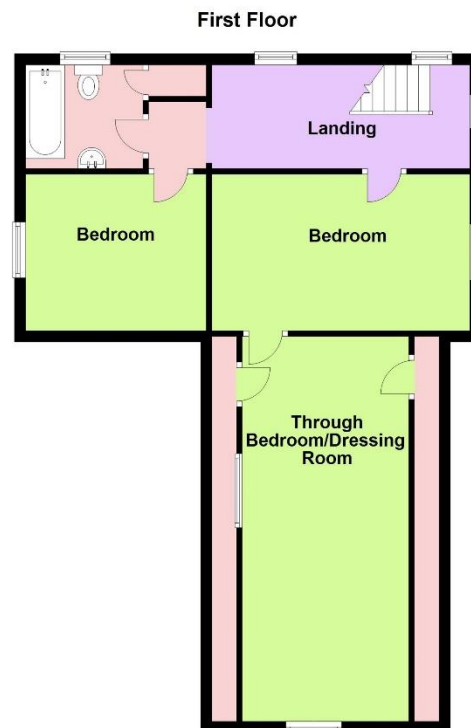
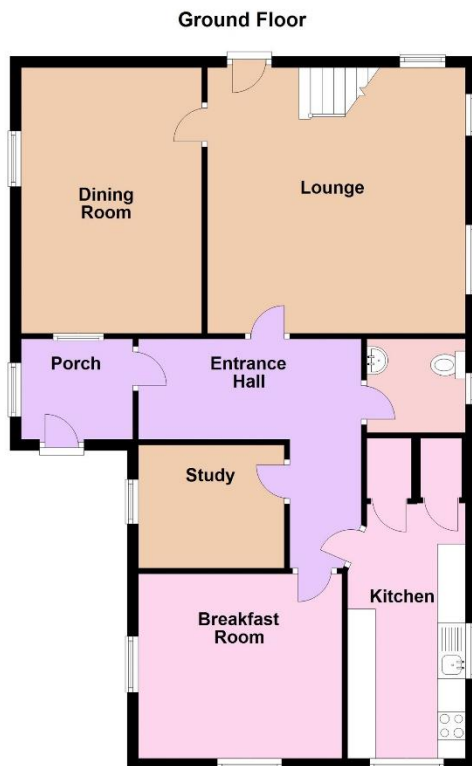
The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Selling Agents:

Sunderlands: Richard Hyde: 07977 467165

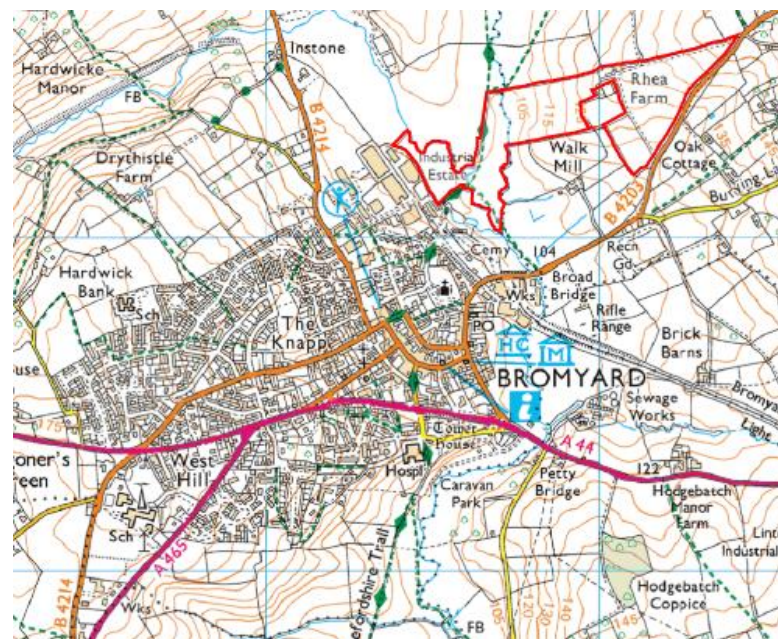
Tara Boulton: 07824 552830

John Amos: John Amos: 01568 610007



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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



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<p>Sunderlands Residential Rural Commercial</p> <p>Offa House, St Peters Square, Hereford, HR1 2PQ Tel: 01432 356161</p> <p>Also at 3 Pavement House, The Pavement, Hay on Wye, HR3 5BU Tel: 01497 822522</p> <p>www.sunderlands.co.uk</p>	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.