



Barley Knapp Farm, Long Lane, Peterchurch HR2 0TE



**Sunderlands**  
Residential Rural Commercial





**Barley Knapp Farm**  
**Long Lane**  
**Peterchurch**  
**Herefordshire**  
**HR2 0TE**

Summary of features

- Grade II Listed farmhouse in need of complete renovation
- Picturesque rural setting in the Golden Valley
- A range of traditional stone and modern outbuildings
- About 8 acres of land
- For Sale by Formal Tender
- Tender deadline **12 noon on Friday 3rd September 2021** at Sunderlands Hereford office

**Formal Tender Guide £600,000**

**Situation**

Peterchurch is a well established and well served village found 11 miles west of Hereford and 10 miles east of Hay on Wye. Peterchurch village has a primary and secondary school, village shop with post office, restaurant, public house, church with community café, library, doctors surgery and regular bus service to and from both Hereford and Hay on Wye.

The property itself is set along Long Lane, which can be found just over 1 mile from Peterchurch village centre.

There are a number of rural walks immediately from the property over surrounding countryside with two public footpaths passing through or near the farmstead.

**Description**

A Grade II Listed stone farmhouse with attached former granary, all set in about 8 acres including a range of traditional stone and modern steel frame buildings.

The property requires full renovation but offers great scope to be improved and perhaps altered (subject to the necessary consents) to make a lovely home on a smallholding in a delightful setting.

The farm buildings may also have potential for conversion to other purposes subject to obtaining the necessary planning and other consents and are situated in an elevated location with an excellent view across part of the Golden Valley.









## Accommodation

The accommodation in more detail which retains some early features and comprises:-

### Side Entrance Door

Through to -

### Sitting Room

Having storage cupboard, windows to front and rear and door to -

### Hall

Door leading to staircase, door to bathroom and door to-

### Granary

Having double doors to the front and window to the rear-

### Bathroom

Having window to rear

### Kitchen

Having airing cupboard, solid fuel Rayburn, window to the rear, stairs to first floor.

### First Floor Landing

Off an interesting stone staircase leading to -

### Large Bedroom

Having window facing south

### Bedroom

Having window to the rear

### Bedroom

Having window to the front and door to storage cupboard, door through to -

### Bedroom

Having window to the front, stairs to the hall and door to-

### Granary Loft

## Services:

It is understood that mains water and mains electricity are connected. There is oil fired central heating. The services have not been tested.

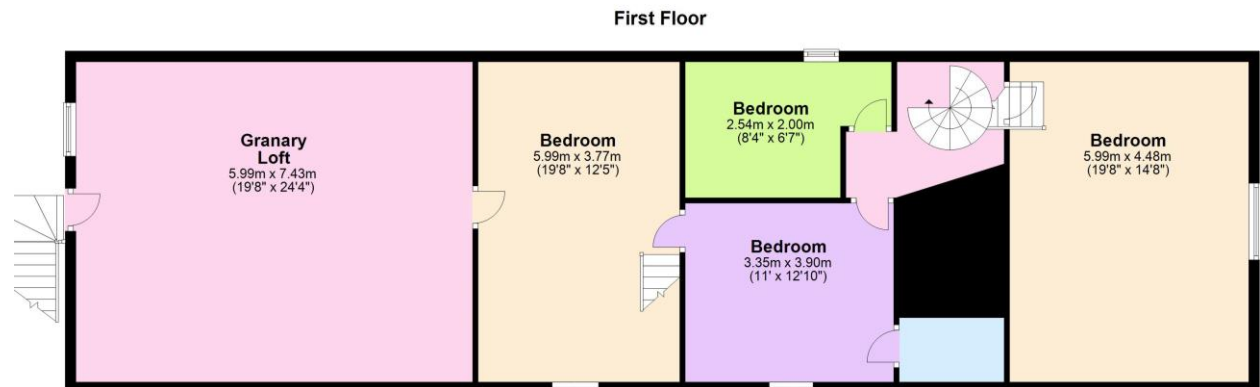
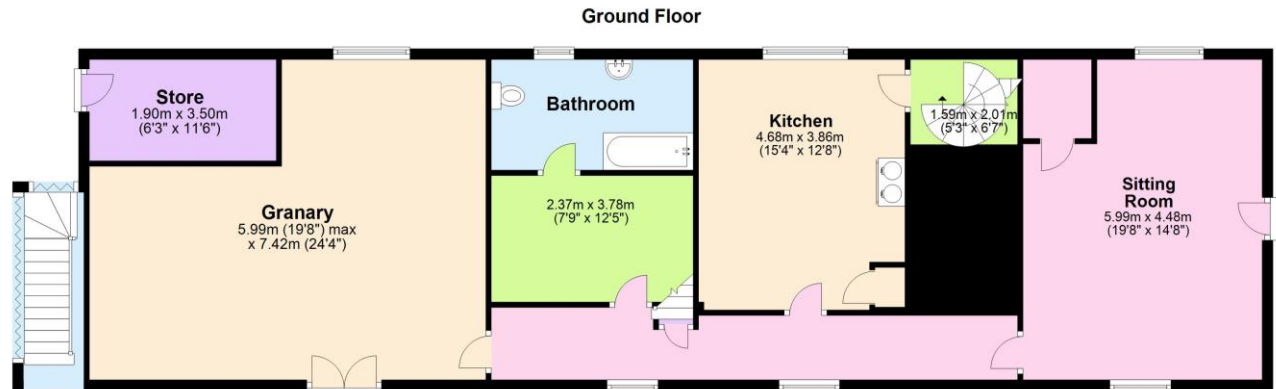
## Buildings:

The property benefits from an attractive range of traditional and modern buildings which are located close to the farmhouse. The buildings comprise:

A traditional stone barn with timber frame about 27m x 7m with two shorter stone lean-tos attached A three bay open fronted shed with stone pillars. A three bay modern steel stanchioned fodder barn with lean-tos either side used as covered cattle yards. Water connected. There is also a two bay open fronted shed next to the road and a single concrete block garage.

## The Land

The land extends to approximately 8 acres in one block including a useful separate roadside field in grass of about 4.67 acres.







### Mode of Sale:

The property is For Sale by Formal Tender. All tenders to be received at Sunderlands Hereford Office on or before **Friday 3<sup>rd</sup> September 2021 at 12 noon** with completion on 1<sup>st</sup> October 2021 or earlier by agreement.

Tenders cannot be conditional. Full contract package together with Tender Forms will be available at least 14 days before the tendering date from the Vendor's Solicitors. A copy will be available for inspection at the Agent's Offices, however, they cannot be copied or distributed and can only be obtained formally from the Solicitors who will supply electronic copies on request.

All tenders must be submitted on the correct tender document in a sealed envelope marked "Tender for Barley Knapp" and each tender is to be accompanied with a cheque for 10% of the tender price as a deposit as stated in the Contract.

The Vendor reserves the right not to accept the highest or any tender. The Vendor reserves the right to accept an offer prior to the tender date.

### 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.

### Timber, Woodland, Sporting & Mineral Rights

As far as we are aware, all such rights are included within the sale.

### Council Tax:

The Herefordshire Council Tax website states the Council Tax band for the Farmhouse is D.

### Freehold:

Vacant possession will be available upon completion.

### Wayleaves, Easements & Rights of Way:

Purchasers should be aware that a public footpath exists from the roadside entrance running past the farmhouse before dividing into two routes one of which passes between the traditional buildings and is then currently obstructed by the modern southern lean-to building. The path will need to be either diverted with the necessary consent or the obstruction removed.

<https://www.herefordshire.gov.uk/travel-transport/highways-public-rights-way-map>

A temporary vehicular right of way is reserved to the vendor across the property for agricultural purposes for six months from completion.

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared and is to include the right to lay a water pipe across the property to retained land.

### Vendor's Solicitors:

Alex Cunliffe, Lambe Corner Solicitors, 36/37 Bridge Street, Hereford, HR4 9DJ.

Tel: 01432 355301.

Email: [ac@lambecorner.co.uk](mailto:ac@lambecorner.co.uk)

### Health & Safety Notice:

We advise all viewers to take extra care when making an inspection of Barley Knapp. Viewing is undertaken solely at your own risk and neither the Agents nor the owners of the farm take any responsibility for injury caused.

### Further details & all negotiations:

Peter Kirby 01432 356161 or 07967 817274,  
Email: [p.kirby@sunderlands.co.uk](mailto:p.kirby@sunderlands.co.uk)

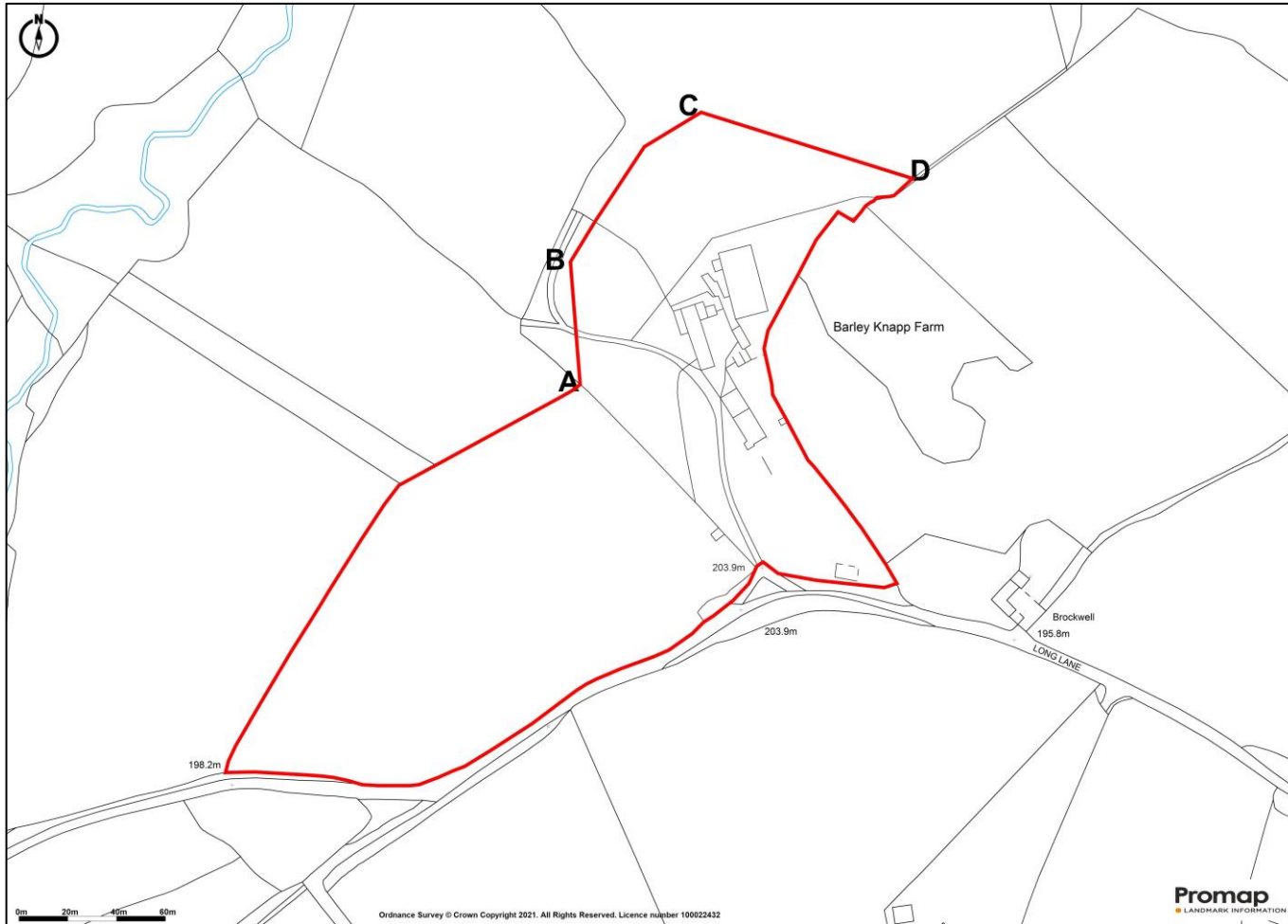
### Boundaries, Roads & Fences:

The vendor will erect and maintain a stockproof boundary between points A to D on the plan. The purchaser will be responsible for maintaining all other boundaries in a stockproof condition.









**Directions:**

In Peterchurch turn off the B4348 next to the Nags Head PH and continue across the minor staggered crossroads up Long Lane. Proceed for one km out of the village and Barley Knapp is on the right hand side with the gated entrance set back from the road by a small grass triangle. An Agents Arrow Board should be present.

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**Email:** hay@sunderlands.co.uk

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 on ly. 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.