



Blackhill Farm

Craswall, Hereford HR2 0PH

FINE & COUNTRY

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On the very edge of Wales...a rare opportunity to acquire a substantial farm of approx. 116 acres (46.90 ha), of well managed grassland, complete with modern livestock buildings, stables and a traditional stone barn with potential for development.

The property is set in an idyllic setting on the slopes of the Black Hill with far-reaching views.

Ideal to continue as a working farm, or simply as a potential tranquil home with control over the land around you.



Location

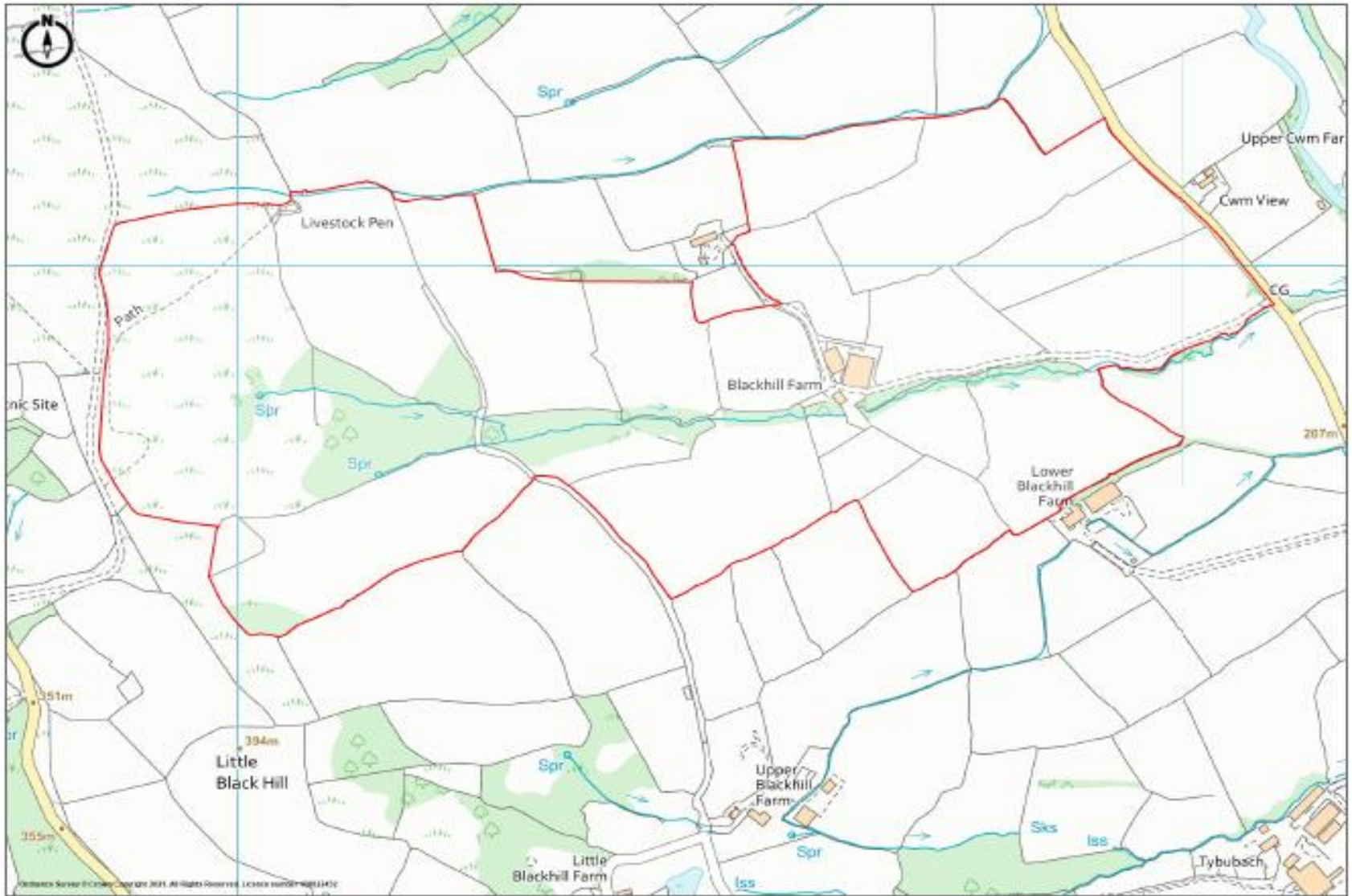
The property is situated approximately 8 miles from the town of Hay-on-Wye via a road that provides some superb scenery on the north eastern edge of the Brecon Beacons National Park. This thriving market town situated on the Welsh/English border is well known for its second hand book and vintage shops and for a town of its size offers a good range of local facilities in the form of supermarket, doctor's and dental surgeries, primary school, public houses, restaurants, etc. The larger regional centres of Abergavenny (13 miles) and the Cathedral city of Hereford (17 miles) offers a wider range of facilities in the form of railway station, large supermarkets and a host of social, shopping and leisure facilities.

Craswall is in an area of high scenic value to the east of the Black Mountain hills, noted for its outstanding natural beauty, near to the Offa's Dyke National Trail and splendid countryside with a wide range of country walks, riding and outdoor pursuits, all readily available.

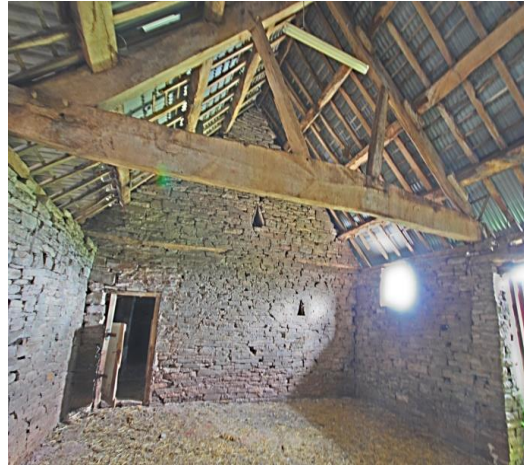


On the Blackhill A chance to own a slice of hillside from the valley slopes to the meadow fields





DESCRIPTION: The property is a mixed upland farm with excellent modern livestock buildings and a potential development opportunity for conversion of the traditional stone barn. The land comprises approx. 116 acres (46.90 Ha) of managed pasture, running to the foot of the Black Mountains, with generally an easterly aspect and is split into useful size enclosures, traversable by vehicles, and suitable for livestock grazing and fodder crops. It has the benefit of areas of natural woodland and natural spring supplied water stored and piped to troughs throughout. Livestock fencing and pasture management is to a good standard. Sheep gathering pens are situated at the top of the farm. There are registered Common grazing rights for the Black Mountains included of up to 450 sheep or equivalents (as apportioned).



BUILDINGS:

An extensive range of modern cattle and sheep buildings with stables and a traditional stone barn, with mains power and spring supplied water which are described in more detail as follows:

A modern building complex on split levels comprising:

- **Main Cattle Building** 7.35m x 36.30m
8 bay modern portal frame building with concrete flooring, block sides and Yorkshire boarding, including feed barriers & mangers & water troughs, entrance doors on both elevations
- **Cattle Building** 8.60m x 36.30
Steel framed with concrete floor and feed barriers, handling race
- **Sheep Shed/Fodder Store** 10.14m x 36.30m
Steel frame roof on concrete uprights, earth floor, block and sheeted sides and doors either end.

A Traditional Stone Barn 17.39m x 6.76m.

With exposed oak beams and doors and openings to the northeast, split in two sections with stone partition. Small stone lean-to on front elevation. This building would make a terrific residential conversion (subject to the relevant consents).

To date, formal Pre Planning Application advice has been gained from the Local Authority – Herefordshire Council – which has responded positively to the plans submitted for a proposed dwelling. The relevant Ecology Surveys have been commissioned in order to further this process during the ecology survey season for a purchaser.

Sheep shed. mono-pitch steel frame building off the long elevation of the stone barn with block and Yorkshire boarding, steel doors.

Bull Pen 7.58 x 7.78m attached to rear of the stone barn with concrete floor, timber feed manger, water tank.

Lean to building off stone barn 6.02m x 4.45m with timber and steel frame, and block sides, earth floor.

Concrete yard and sheep handling area

Stables and General Purpose Shed. 8.31m x 19m steel frame building, 7.18m to apex. Sheeted sides, incorporating fodder store area of 9.25m x 8.3m and partitioned by internal stone wall to form a further area of modern stables fitted with three looseboxes, and doors.

TENURE: We are informed that the property is of freehold Tenure.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: the property is sold subject to and with the benefit of all wayleaves, easements and rights of way both public, private, declared and undeclared. A right of shared access is reserved to a dwelling.

MISREPRESENTATION ACT:

(a) The property is sold with all faults and defects (if any) whether in good condition or otherwise and neither the vendors nor McCartneys (Agents for the vendors) shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into the contract in reliance on any of the said statements, that he has satisfied himself as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from the contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Agents for the purpose of preparation of these particulars.) Interested prospective purchasers are recommended to obtain an independent survey report on this property.

METHOD OF SALE: The property is offered for sale by Informal Tender as described in these particulars (unless previously sold). Informal tenders are to be received in writing at the agent's office on the prepared form no later than midday on **THURSDAY 30th September 2021**. Envelopes containing tenders are to be marked "**Private & Confidential and Tender for 'Blackhill'**". Tenders are to be delivered to the vendor's agents; McCartneys LLP, 11 High Town, Hay on Wye HR3 5AE

Please note that the vendor reserves the right not to accept the highest or any informal tender and reserves the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, have NOT been tested.

DIRECTIONS: From the B4350 south approach to Hay on Wye head into the town along Brecon Road taking the first C road on the right at the bend approaching the centre of Hay and follow for approx. 8 miles to Craswall and taking the first right turning opposite a road junction.

VIEWING: Strictly by appointment through selling agents – McCartneys LLP Hay Office: 01497 820 778. Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

The Agents advise all prospective purchasers when viewing the property to take due care.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186



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