



College Farm, Craswall, Herefordshire HR2 0PN





**College Farm,
Craswall,
Herefordshire
HR2 0PN**

**Upon the kind instructions of the
Executors of the
late Mr Ronald Gane**

**For Sale by Formal Tender on
Friday 23rd July 2021 at 12 noon
at the Agent's Offices.**

Summary of features

- Superb re-development opportunity
- Cottage and stone barn
- Approximately 92 acres of pasture, woodland and hill land
- Beautifully situated in the heart of the Olchon Valley
- Available in part or as a whole by Formal Tender

**Guide price £800,000 - £900,000
as a whole**

Situation:

College Farm is located within the renowned and sought after Olchon Valley. The property is situated at the base of The Cat's Back with easy access to some of the most beautiful hill walks in the County.

The renowned border Market Town of Hay on Wye is a short driving distance away, famous for its cultural heritage, the book capitals of the world and of course the annual Hay Festival.

Other close amenities are in nearby Longtown, approximately 5 miles, or Peterchurch a similar distance away. Peterchurch offers more extensive facilities including both Primary and Secondary Schools, Church, Public House, Restaurant, Community facilities, Post Office and Shop, whilst Longtown also has a School nearby and Shopping facilities.

Description:

College Farm offers a wonderful opportunity to develop an existing cottage with attached stone barn to provide a spacious family home (subject to Planning Consent) with no immediate neighbours and wonderful surroundings.

In addition to the cottage and barn, the property also has the benefit of approximately 96 acres of land, which is available in four separate Lots and can be Tendered for in any combination, the Executors being very flexible as to their approach to the marketing and sale.

The River Monnow starts its journey on the boundary of the property, you therefore have the contrasting splendour of the Black Mountains and a natural water course..

The land is as identified on the attached plan, being a combination of pasture land, woodland and hill grazing. The land is available in four Lots, the lotting of which is as follows;





Lot 1: College Farm, building and 12.76 acres of land

College Farm is nestled away in renowned Olchon Valley and within walking distance of the Black Mountains.

The property is in need of complete refurbishment and the adjoining stone barn could offer additional internal accommodation subject to obtaining planning consent.

The accommodation currently comprises:

Entrance Porch (4.27m x 2.2m)

Living Room (5.34m x 2.93m)

Kitchen (2.89m x 2.00m)

Further Ground Floor Room (2.83m x 2.92m)

Stairway to –

**First Floor
Landing**

Bathroom (2.9m x 1.26m)

Bedroom 1 (3.06m x 2.12m)(unsafe)

Bedroom 2 (5.43m x 2.76m)

With central open partition.

Outbuildings:

Adjoining the property is a large stone **Barn 12.22 x 5.24m** which offers excellent potential for extension of the living accommodation. Alongside which is a block built **Workshop 5.96m x 5.08m** to the rear of which is a dilapidated **Lean-To 15.4m x 8.2m**.

The Land:

College Farm, Outbuildings and land leading down to the River Monnow extending to 12.76 acres (5.16 hectares).

The land is located in a ring fence immediately surrounding the cottage and farm buildings.

Lot 2: 19.81 acres of land, woodland and waterfall

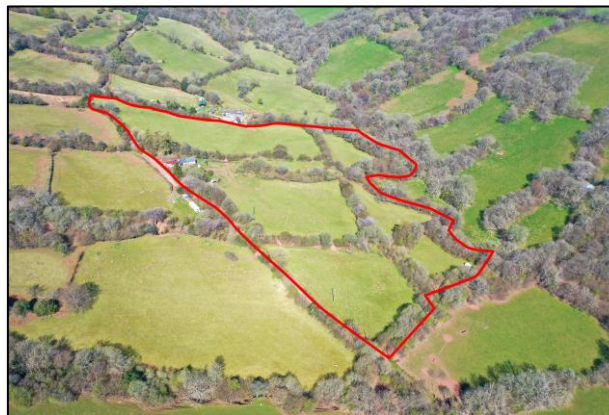
The land extends to 19.81 acres (8.02 hectares) of grassland and woodland. The land adjoins the Monnow River with its natural water supply and waterfall, a beautiful place to enjoy.

Lot 3: 15.53 acres of land

The land extends to approximately 15.53 acres (6.28 hectares) of hill grazing land and woodland. The land benefits from beautiful views over the surrounding valley and roadside access. The Vendor reserves a right of way at all times and for all purposes over the area hatched brown.

Lot 4: 43.1 acres of land

The land extends to approximately 43.1 acres (17.44 hectares) of hill grazing land and woodland. The land is contained within a ring fence. As you will note from the plan, the land is further up the road on the opposite side to College Farm with an access gate to the foot of the Black Mountains. This area has beautiful views over the surrounding valley.



Lot 1



Lot 2



Lot 3



Lot 4



Guide Prices:

Lot 1:	£350,000 - £400,000
Lot 2:	£150,000 - £170,000
Lot 3:	£110,000 - £120,000
Lot 4:	£200,000 - £210,000
Whole:	£800,000 - £900,000

Viewing:

Accompanied Viewing Dates:

- Thursday 17th June 3 pm – 5 pm
- Thursday 24th June 3pm – 5pm
- Wednesday 30th June 3pm – 5pm
- Tuesday 6th July 9am – 12 pm – 2 pm
- Wednesday 14th July 3pm – 5pm
- Monday 19th July 12 – 2 pm

Anyone wishing to view should book beforehand to ensure that we are aware of numbers and can respect Covid restrictions whilst viewing including hand sanitising, wearing of masks where appropriate and social distancing.

Services:

College Farm has the benefit of a private water supply from a spring that originates in Lot 4 and serves the property and the various Lots. Septic tank drainage and mains electricity to Lot 1.

Basic Farm Payment

No entitlements are available to purchase.

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 College Farm is Band A.

Freehold:

Vacant possession will be available upon completion.

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.

Mode of Sale:

For sale by Formal Tender. All Tenders to be received at our Hereford Office on or before **Friday 23rd July 2021 at 12 noon.**

The vendors will consider the Tenders and respond in a timely manner. 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, they can only be obtained formally from the Solicitors who will supply electronic copies on request.

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

Vendor's Solicitors:

Humfrys & Symonds, 1 St. John Street, Hereford HR1 2ND
Tel; 01432 276276
Email; ajohnson@humfrys-symonds.co.uk

Health & Safety Notice:

We advise all viewers to take extra care when making an inspection of College Farm. Viewing is undertaken solely at your own risk and neither the Agents or the owners of the farm take any responsibility for injury caused.

Further details & all negotiations:

Ref: John Dillon/Katie Poulter

Boundaries, Roads & Fences:

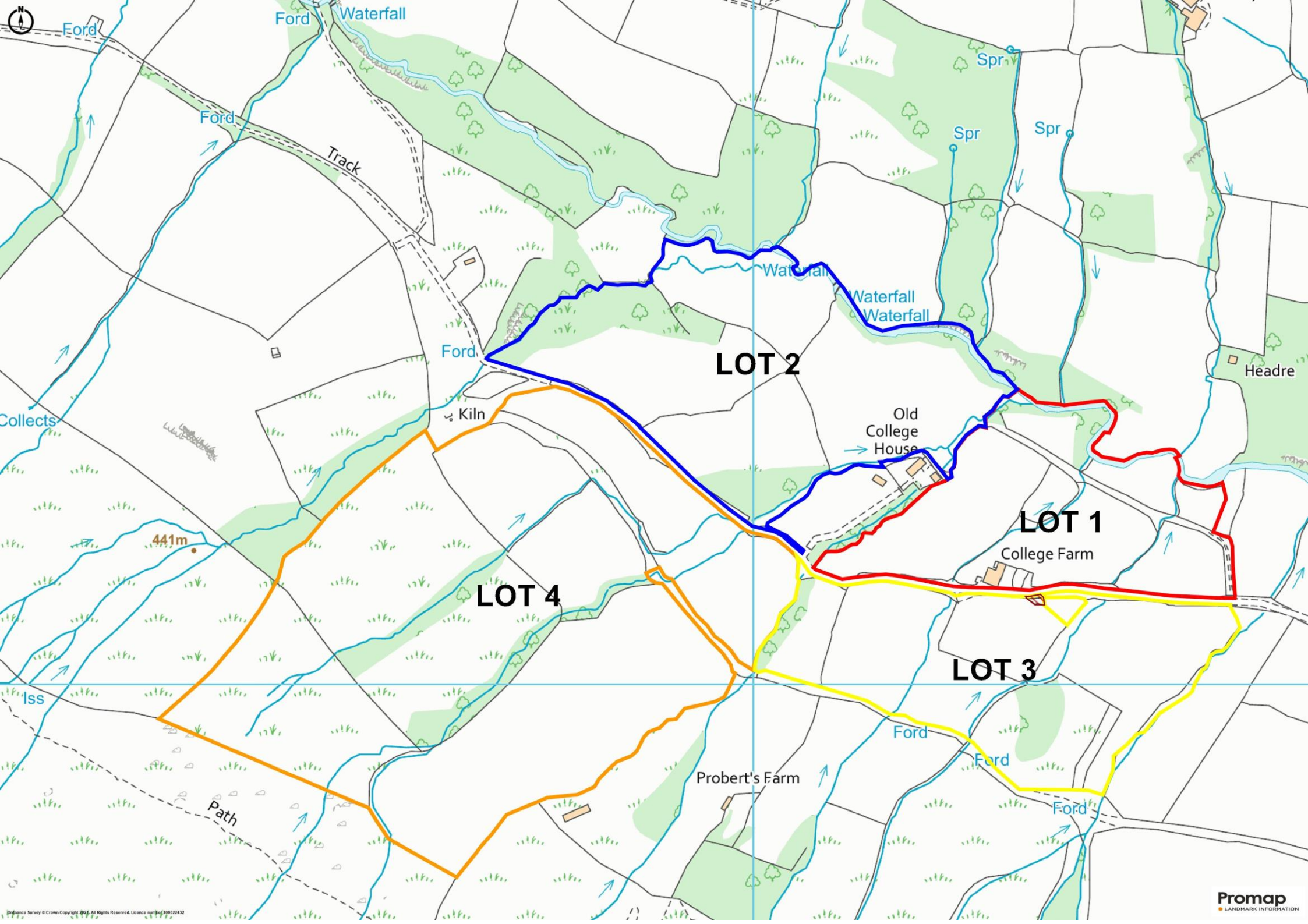
The Purchaser shall be deemed to have full knowledge of the boundaries. Neither the Vendor, nor the Vendor's Agents will be responsible defining the boundaries or ownership thereof.

Directions:

From Hereford or Hay on Wye, proceed along the B4348 turning left from Hereford or right from Hay in the Village of Vowchurch (signposted Michaelchurch Escley). Continue for approximately 3 miles, turning left in Michaelchurch Escley followed quickly by a turning to the right (signposted Craswall). Continue for approximately 1.5 miles, turning right at the next T junction. Proceed for approximately 2 miles, where the road will bear round to the right and you can continue directly ahead of you up through a no through road. College Farm will be located on the right hand side.

If following a Satnav, use the postcode HR2 0PN. When it tells you that you have reached your destination, continue for a short while until reaching the bend in the road and straight on to a no-through continuing up the no-through road as described before.





LOT 2

LOT 1

LOT 4

LOT 3



Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161

Hay-on-Wye Branch

3 Pavement House,
Hay-on-Wye, HR3 5BU
Tel: 01497 822 522

www.sunderlands.co.uk



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