



The History of Ewyas Lacy: Michaelchurch Estate

Document Record

Held at: Private Collection

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Source: Original Documents

Title: Photographs of Sale particulars for the auction of the Michaelchurch Estate

Place name: Michaelchurch Escley

Date: 1990

Description:

Photographs of the Knight Frank & Rutley sale particulars for the sale in 1990 of the Michaelchurch estate, including Escley House, Escley Cottage, Bank farm, Cefn Ceist farm, Gigfran farm, Victoria Cottage, Grove farm, the Lodge, Bridge farm, New Barns farm, Court farm buildings, Church Cottage, Victoria Common, Wells Green Common, Tiptoe Common, Lower House Common, Merryhurst Green, Vagar Hill, Old Road, Cefn Hill, Lower Common, the Black Darren, and the Catsback. The estate comprised 1046 acres of farm and woodland, with a further 2289 acres of commons and moorland.

Follow the links below to download PDF Files containing photographs of the farm buildings and detailed maps of the lots that were included in the particulars.

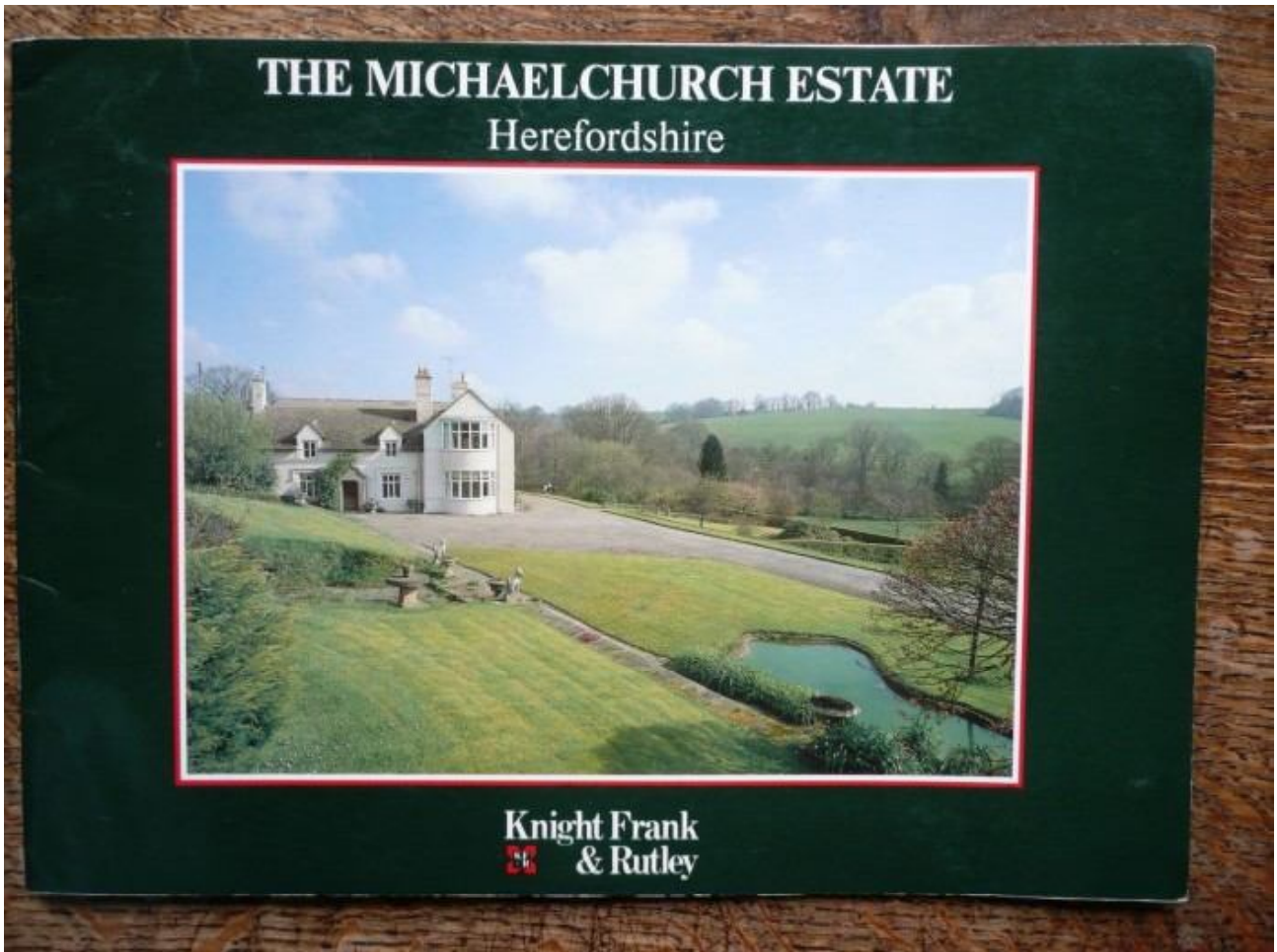
[Plan 1 \[Lots 1-24\]](#)
[Plans 2, 3 & 4 \[Commons and moorland\]](#)
[Coloured plan](#)
[Lot Location Plan](#)
[Farm Buildings](#)

Photographs of Sale particulars for the auction of the Michaelchurch Estate



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ADGD/RAME/21962

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THE MICHAELCHURCH ESTATE
MICHAELCHURCH ESCLEY
HEREFORDSHIRE

Hereford about 14 miles Abergavenny about 14 miles Ross-on-Wye about 20 miles

A Fine Residential Agricultural and Sporting Estate situated in its own attractive valley of the Escley Brook with magnificent views across to the Black Mountains

Escley House, a beautifully situated 6 bedroom period house with 3 reception rooms and 2 bathrooms
Four in hand farms. Two let farms.

Lodge, Cottage and 2 potential residential sites (subject to planning consent).

Outstanding sporting potential for first class shoot with 132 acres of woodland, and a mile of double bank, and 715 yards of single bank fishing.

About 1046 acres (Part I)

In excess of 2250 acres of common land. Grouse moor on the famous Black mountains.

About 2289 acres (Part II)

IN ALL ABOUT 3335 ACRES

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 34 LOTS THE MAJORITY WITH VACANT POSSESSION

Sole Agents

Knight Frank & Rutley
20 Hanover Square
London W1R 0AH

**Knight Frank
& Rutley**

Knight Frank & Rutley
14 Broad Street
Hereford HR4 9AL

Tel: 01-629 8171
Fax: 01-409 7819
Telex: 265384

Tel: (0432) 273087
Fax: (0432) 275935

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INTRODUCTION

GENERAL COMMENTS

The Estate is situated in truly unspoilt countryside and is a rare example of a rural settlement with landscape and architecture largely unaffected by progress. The village comprises a post office, church, pub and village school with major shopping, leisure, professional and education facilities in the rapidly expanding cathedral city of Hereford. The area provides one of the most dramatic and beautiful landscapes in the country and lies just to the north of the Brecon Beacons National Park. The sale presents an opportunity to re-establish a fine Country Estate.

History

The Estate has been in the Hunter family since 1864 when it was bought by Elizabeth Rawson. It was left to her nephew Guy Trafford and then his second son, Randolph Trafford, who passed it to Clare Margaret Hunter. Randolph Trafford was an early aviator of fame, who built a grass runway on the Estate and is mentioned in 'Wings over the Wye'.

The family still possess a video of life on the Estate in the 'thirties, including tennis parties, grouse shooting and fishing.

The Farms

At present all the farmland except the two let farms are farmed as one unit by the Vendors with the main buildings at Bank Farm and further stock buildings at New Barns, Cefn-Ceist and Bridge Farms. All the land is within the less favoured areas and subsidies under the Hill Livestock Compensatory Allowances Scheme are presently available.

The majority of the farm is pasture and leys with about seventeen acres of spring barley. The land and buildings are ideally suited to a sheep and beef system of farming. There are no milk or potato quotas.

Sporting

The topography of the Estate and the availability of mixed woodlands indicate that a superb pheasant shoot could, with judicious planning, be established. A release of up to 5,000 birds could be comfortably accommodated. To extend the season of lowland sport, duck shooting off the Easley Brook and the Lake could be established.

In addition, grouse shooting on the Black Mountains is available. Whilst driven shooting has not been practical for some thirty years, enjoyable walked up days have been sold with good results. The game books indicate that in 1932, 229 grouse were shot over six days and, in recent years, walked up days have provided daily bags of up to 15 brace.

Active heather management has not been practiced, but there are indications from MAFF and the NCC that funds will be available into the future to provide grants for heather moorland renovation.

As well as the significant shooting potential, there are also the fishing rights in the attractive Easley Brook trout stream.

Woodlands

The Woodlands, which are a valuable and integral part of the Estate, include 13 separate woods and cover a total of about 47.7 hectares. They have been carefully managed and maintained, and in 1987 were awarded Second Prize in the Duke of Cornwall's Award for Forestry and Conservation.

There are substantial areas of mature oak and ash, especially in Holly and Court Woods. These are ancient, semi-natural woods, with a rich flora and abundant bird life. Many of the smaller woods have been restocked in recent years. These are now virtually all established and beyond the cost-incurring phase. There are also several highly productive conifer plantations, which will provide substantial income in the future from thinnings and fellings.

The woodlands all contain mixed crops and enhance the landscape of the Easley Valley in all seasons. The woods provide good cover and nesting sites for game, and are well situated in the farmland to hold birds well and provide many good drives.

There are two current grant schemes, covering several of the young hardwood plantings, under which further grants are payable. The Purchaser will be able to take on these schemes and will be asked to indemnify the Vendors against any claims for failing to maintain the plantations covered by them. (Copies of the schemes are available from the Agents). The remaining woods are not included in any existing schemes, since these have recently expired and the Purchaser will be able to enter them into a new Woodland Grant Scheme.

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The Common Land

This comprises principally a major part of the famous Black Mountains (notified as a Site of Special Scientific Interest), Cefn and Vagar Hills and miscellaneous blocks of lowland common, being waste of the Manor of Ewyas Lacy.

All the land is registered pursuant to the Commons Registration Act 1965 with all ownership matters resolved and final. The Vendors have no registered rights over the common land but enjoy the rights of sporting and minerals on it, together with the status of ownership.

SITUATION

The Michaelchurch Estate forms a fine Residential and Agricultural Estate with excellent sporting potential situated within its own attractive valley of the Esceley Brook which runs parallel with the well known Golden Valley. It has magnificent views across to the Black Mountains, parts of which are owned, and is within an area known as The Marches which is the ancient name for the beautiful border country of England and Wales.

The main part of the Estate lies in and around the village of Michaelchurch Esceley itself which is about 14 miles south west of Hereford and a similar distance to the north of Abergavenny whilst Hay-on-Wye, which provides the local shopping centre, is about 5 miles to the north east. The Commons lie up to a mile to the west, and roughly 3 or so miles by road to the north, west and south. There are railway stations at both Hereford and Abergavenny. The fastest journey to London (Paddington) scheduled to take just over 2½ hours from the former and just over 2 hours from the latter.

DIRECTIONS

From Ross-on-Wye, which can be approached either via the M50 or A49 (T), take the A49 west to Hereford, proceed to Hereford and take the A465 west to Abergavenny. After about two miles turn right, signed to Madley and Clehonger. In Clehonger turn left signed to Hay-on-Wye. At the junction after about three miles turn right onto the B4348. From the B4348 about one and a half miles south east from Peterchurch, and just after the turning to Abbey Dore, take the turning left signed Vowchurch and Michaelchurch and the village of Michaelchurch Esceley is at the "T" junction after about four miles along this road.

AMENITIES

Hunting - The Estate is within the South Herefordshire and Golden Valley Country with the Monmouthshire and the Ledbury within easy boxing distance.

The Vendors are keen to permit fox hunting to continue over the Estate, as has been the case for many generations.

A draft form of Reservation to the Conveyance has been prepared and whilst its inclusion will not be obligatory, the Vendors would ask any purchasers and their advisors to consider it. (The draft is available from the Agents).

Fishing in the Esceley Brook which forms part of the Estate (Lot 22 and part Lot 19).

Shooting - The main part of the Estate offers enormous potential for Pheasant and Duck shooting with Grouse shooting available on the Common land.

Golf - at Llanfoist near Abergavenny and there are other courses at Monmouth, Nantyglo, Rhyminy and Brecon amongst others.

Racing - at Hereford, Worcester and Cheltenham.

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SUMMARY OF LOTS						
LOT NO.	COLOUR ON PLAN	TENANT/OCCUPIER	TENURE	RENT PA £	ACRES	HECTARES
PART I The Lowland Estate						
1.	Pink	Easley House, Easley Cottage Paddocks, Lake and 2 Woods Bank Farm	Mrs R C Hunter (The owner) In hand	Vacant Possession available	—	26.37
2.	Yellow	Bank Farm Bangslow	Mr G Smith	Vacant	—	228.09
3.	Pink	Cefn-Ceist Farm	In hand	Rent (Agricultural) Act 1976 tenancy	—	50.798
4.	Green	Cefn-Ceist Farmhouse Glynfan Farm	Mr and Mrs Francis Mr G Thomas	Shorthold Tenancy* Annual Agricultural Tenancy w.e.f. 1987	2,400 1,000	34.50 9.917
5.	Pink	Victoria Cottage	In hand	Vacant	—	.39
6.	Blue	Passlow Field	In hand	Vacant	—	6.01
7.	Green	Area of water meadows	In hand	Vacant	—	11.37
8.	Blue	Grove Farm	Mr R Lloyd	Annual Agricultural Tenancy w.e.f. 1988	4,469	193.35
9.	Pink	Old Grove Farm homestead	In hand	Vacant	—	.61
10.	Yellow	Area of pasture land	In hand	Vacant	—	34.89
11A.	Pink	Area of Parkland	In hand	Vacant	—	19.57
11B.	Pink	Area of Parkland	In hand	Vacant	—	19.81
12.	Yellow	The Lodge	Mrs L Coates	Shorthold Tenancy* expiring 8.11.89	1,638	.36
13.	Green	A block of woodland	In hand	Vacant	—	50.57
14.	Green	Two pasture fields	In hand	Vacant	—	5.54
15.	Blue	Bridge Farm	In hand	Vacant	—	97.20
16.	Green	Bridge Farmhouse	Mrs Phillips	Shorthold Tenancy*	2,000	—
17.	Yellow	New Barns Farm	In hand	Vacant	—	54.46
18.	Pink	Area of pasture land	In hand	Vacant	—	18.92
19.	Yellow	Block of pasture land	In hand	Vacant	—	63.39
20.	Green	Water meadows and fishing rights	In hand	Vacant	—	10.78
21.	Green	Area of pasture land	In hand	Vacant	—	56.87
22.	Blue	Court farmbuildings	In hand	Vacant	—	.52
23.	Blue	Fishing rights in the Easley Brook	In hand	Vacant	—	2.97
23.	Pink	Church Cottage	Mrs S Devenish	Statutory Tenancy w.e.f. 3.10.81 Subject to Case 16 Recovery provision	1,980 (Fair Rent)	.20
*Vacant Possession will be given by the Vendors if required.						
PART II The Commons						
24.	Yellow	Victoria Common	In hand	Totals	13,487	1046.29
25.	Pink	Wells Green Common	In hand			1.13
26.	Pink	Tiptoe Common	In hand			.15
27.	Pink	Lower House Common	In hand			.41
28.	Blue	Mercyhurst Green	In hand			16.05
29.	Blue	Vagar Hill	In hand			1.74
30.	Blue	Old Road	In hand			116.97
31.	Pink	Cefn Hill	In hand			3.23
32.	Blue	Lower Common	In hand			319.97
33.	Pink	The Black Darren and the Cotswark	In hand			1.20
34.	Pink	Road and Roadside Verges	In hand			1820.00
					Totals	2.67
					Grand Totals	2289.52
						925.999
						3335.81
						1349.427

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PARTICULARS - PART 1

THE LOWLAND ESTATE

LOT 1

(Coloured pink on Plan 1)

ESCLEY HOUSE MICHAELCHURCH ESCLEY

THIS ATTRACTIVE HOUSE

occupies a beautiful central position on the Estate about 750 yards north of the village of Michaelchurch Escley, with attractive views over the valley of the Escley Brook. This Lot includes Bank Wood and an amenity Lake.

The House which stands about 770ft above sea-level is believed to have been converted from two cottages and is built partly of stone and partly of brick with pink colour washed elevations and has a tiled roof. The approach from the public road is by a tarmac drive which terminates in a forecourt on the south side of the house from where a branch continues round to the garages which also have their own access from the public road.

The accommodation which is compactly arranged is as follows:-

GROUND FLOOR

Stone PORCH with main door to the

ENTRANCE HALL (S) about 17ft 3ins plus bay and extending to under the stairs x 15ft 6ins with stone floor and fireplace.

SITTING ROOM (S & E) about 23ft 9ins into bay x 14ft 9ins having fireplace with an Adam style pine surround and french doors on the east to a small terrace.

DINING ROOM (E) about 19ft 3ins into bay x 13ft 3ins with open fireplace.

CLOAKROOM with basin with mirror over and separate WC with low level suite.

UTILITY ROOM (N) about 14ft 3ins x 13ft 9ins (max.) with range of shelved cupboards and separate broom cupboard. Door to integral porch with a red tiled floor.

KITCHEN with stainless steel sink unit, laminated worktops over cupboards and drawers, wall mounted cupboards and door to walk-in larder with slate shelf, wooden shelving, composition tiled floor and wine cupboard adjoining.

STUDY (S) about 18ft 3ins (into small bay) x 10ft 3ins with exposed beams, shelved cupboard and a further cupboard.

FIRST FLOOR

A polished timber staircase leads from the entrance hall to the

MAIN LANDING which gives access to the principal rooms as follows:-

MASTER SUITE OF

BEDROOM 1 (S) about 23ft 9ins into bay x 14ft 6ins with built-in hanging and shelved cupboards and door with steps down to BATHROOM 1 with a pink suite of panelled bath with shower over, pedestal basin, low level WC and bidet. There is also a floor cupboard unit, heated chromium towel rail, shaver power point and a wall mounted electric heater. Door to DRESSING ROOM/BEDROOM 2 (S) about 14ft 3ins x 9ft 3ins (max.) inclusive of a triple built-in shelved and hanging cupboard, suitcase cupboard, pitched ceiling and having exposed wall and ceiling beams.

SHOWER ROOM, with shower cubicle, basin, low level WC suite and heated chromium towel rail, leading to

BEDROOM 3 (W) about 15ft 6ins x 10ft 6ins.

BEDROOM 4 (N) about 16ft 3ins x 14ft 6ins with pedestal basin.

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Two steps lead up from the main landing to a small secondary landing off which are:

BEDROOM 5 (N) about 13ft 9ins x 11ft with pedestal basin, hanging cupboard and heated linen cupboard.

BATHROOM 2 with a grey suite of panelled bath, pedestal basin and low level WC, heated chromium towel rail, shaver power point, built-in medicine cupboard and a wall mounted electric heater.

BEDROOM 6 (E) about 15ft x 13ft 3ins with pedestal basin, small wall recess with mirror over and french doors to a small balcony.

SERVICES

Mains electricity with power points in all the principal rooms. Private water supply from a spring and tank situated on Lot 8 and used in common with The Firs (not now owned). Central heating and domestic hot water provided by an Ideal Falcon oil fired boiler. Private drainage system to a tank in the field to the east of the house. Telephone at present installed with a number of extensions (subject to British Telecom regulations).

OUTSIDE

Integral with the house is the Boiler Room housing the Ideal Falcon oil fired boiler with access from the forecourt on the south side of the house. Adjoining the north side of the house is a timber and felt log store.

THE GARDEN

The main part of the garden lies to the east of the house and comprises lawns with a pond, ornamental trees and flowering shrubs and is enclosed on the east and south by a hedge. In the northern part is a **SWIMMING POOL**, about 34ft 6ins x 18ft with a stone flag surround and having two changing rooms with a covered arcade between and a lean-to garden store to the rear. Lying just to the west, and to the north of the house, is a small kitchen garden. Adjoining the drive and forecourt is a further lawn and another pond flanked above by a further sloping lawn with a stone retaining wall and having a sun terrace

with a stone flagged floor. The whole providing a most attractive setting for the house.

OUTBUILDINGS

These lie mainly to the north of the house and include: Two small **GREENHOUSES** and a **GARDEN SHED**; **THREE LOOSE BOXES** with **TACK ROOM** adjoining of timber and felt tiled construction with covered walkway and measuring overall about 36ft 3ins x 12ft; **TWO FURTHER LOOSE BOXES** of similar construction with a concrete apron and measuring overall about 18ft x 9ft 3ins; timber and corrugated iron **DOUBLE GARAGE** with up and over door and concrete floor; **MOWER SHED AND STORE** of corrugated iron construction; timber framed and corrugated iron sheeted **TRIPLE GARAGE** with stone flagged floor and inspection pit and having a small **WORKSHOP/TANK STORE** extension. Close to the entrance of the main drive is a stone and tiled **BOTHY** comprising two rooms and measuring overall about 41ft x 11ft 6ins.

THE COTTAGE

This is known as **Escley Cottage** and lies a short distance to the south of **Escley House** close to the entrance to the main drive and has its own access from the public road. It is built of stone with part rendered elevations all colour washed yellow and has a pan-tiled roof. The accommodation comprises:

GROUND FLOOR

LOBBY HALL (E) with cupboard under the stairs.

LIVING ROOM (E) about 11ft 9ins square with stainless steel sink unit, cooker power panel, Trianco International wood burning stove, doors to side hall with door to outside and to

BATHROOM with panelled bath, basin, WC and airing cupboard with a hot water cylinder fitted with an immersion heater.

SITTING ROOM (E & S) about 13ft 3ins x 12ft 6ins with dummy stone fireplace with oak shelf and exposed ceiling beams.

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FIRST FLOOR

Stairs from the Living Room lead to the:

LANDING

BEDROOM 1 (E) about 11ft 9ins x 11ft 6ins with cupboard over the stairs, exposed wall timbers and communicating with

BEDROOM 2 (W) about 9ft 6ins x 7ft with two cupboards, one containing the water tank and a pitched ceiling with exposed wall and ceiling beams.

BEDROOM 3 (S & W) about 13ft x 12ft 3ins.

SERVICES

Mains electricity with power points in all the rooms, private water supply from the same source as the main house. Central heating and domestic hot water provided by the Trianco International wood burning stove with radiators in the Sitting Room and each of the Bedrooms. Private drainage to its own separate tank situated in the field to the east. Telephone at present installed (subject to British Telecom regulations).

OUTSIDE

There is a small garden area surrounding the Cottage and two store sheds.

BUILDINGS

In the water meadow area there is a corrugated iron cattle shelter with twin doors just to the south of Esley Cottage and in the north west corner is a further concrete block and corrugated asbestos partly open fronted cattle shelter.

THE LAND

To the north of the house there is a small paddock and to the east and south is an area of water meadow extending to about 7.75 acres sloping down to the Esley Brook (Lot 22). On the west side of the public road is an area of pasture extending to about 5.75 acres.

THE WOODLAND

To the east of the Esley Brook is an area known as Bank Wood extending to just under 7 acres of mixed amenity woodland together with a lake. On the west side of the public road, adjoining the southern boundary of the pasture, is just under 4 acres of Larch. (See also Schedule of Woodlands).

The whole extending to about

26.37 ACRES (10.674 HECTARES)

LOT 2

(Coloured yellow on Plan 1)

BANK FARM MICHAELCHURCH ESCLEY

THIS STOCK FARM

comprises the major portion of the eastern part of the Estate with long frontage to two public roads with one forming almost the entire eastern boundary and the other running through the southern portion of the farm with the farmstead adjoining the northern side of this road.

THE BUNGALOW

is of modern brick and tile construction and is in the service occupation of Mr G Smith (General Farm Worker). It lies close to the public road and is approached from the Farm driveway. The accommodation comprises:

'L' shaped HALL leading to all the rooms and containing the airing cupboard with copper hot water cylinder fitted with an immersion heater.

SITTING ROOM (SE & SW) about 13ft plus recess both sides of the modern tiled fireplace x 11ft one with door to

DINING ROOM (SW) about 10ft x 9ft 6ins with a Parkray solid fuel stove and open archway to

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KITCHEN with enamel sink unit, cooker power panel, cupboard and door to the hall.

BATHROOM with panelled bath, pedestal basin and low level WC suite.

BEDROOM 1 (NE) about 13ft 9ins x 11ft 9ins (max.) with double hanging cupboard.

BEDROOM 2 (NE) about 11ft (plus door recess) x 10ft 9ins (max.) with built-in cupboard.

BEDROOM 3 (SE) about 9ft 3ins x 8ft 6ins with built-in hanging cupboard.

SERVICES

Mains electricity with power points in all the rooms. Private water supply from a source in Wern Ifor Wood. Mains water however is available from the Welsh Water Authorities main which runs along the southern side of the road just inside the boundary of this Lot. Domestic hot water is provided by the Parkray and an immersion heater and the Parkray in addition also heats the radiator in the hall. Private drainage system, Telephone at present connected (subject to British Telecom regulations).

OUTSIDE

adjoining the north-west side of the Bungalow is a single GARAGE with a communicating lobby with a WC and having doors to the outside and the Dining Room of the Bungalow. There is also a small area of garden.

THE FARM BUILDINGS

These are situated to the south-west of the Bungalow, form a compact block and include: a seven bay steel framed building with corrugated iron sheeted sides and a corrugated asbestos roof with translucent panels and the whole measuring about 105ft x 30ft. Two bays comprise a GRAIN STORE with grain handling equipment with reception pit, auger, dryer, TWO 20 TON (approx.) DRYING BINS and TWO 20

bay open fronted IMPLEMENT SHELTER and a single bay WORKSHOP with galvanised iron folding doors. COMPLEX comprising an OPEN YARD, divided into two by tubular steel gates and having a slurry ramp, flanked on one side by a COVERED YARD about 75ft square of steel framed construction with approximately 5ft concrete walls with Yorkshire cladding over and a corrugated asbestos roof and galvanised iron doors on three sides. It has a concrete floor and is at present divided into various lambing and sheep pens and there is a dipping tank. On the other side of the yard is a further COVERED YARD about 75ft x 60ft formed from a Dutch barn with a lean-to, both about 30ft wide of steel framed construction with approximately 7ft block concrete walls, rendered inside, with corrugated asbestos sheeting over and corrugated asbestos roof with translucent panels. Close by is a stone and corrugated iron GARAGE.

There are also the ruins of a former stone Barn and Cart shed with two lean-to stores.

NB Subject to Planning Consent this building could provide the location for a new farm house for the holding.

THE LAND

This forms two compact blocks on either side of the public road. The larger block extending to about 145½ acres is on the northern side and slopes down westwards from the public road, which forms almost its entire eastern boundary, towards the Esceley Brook (Lot 22). The southern section totals about 46½ acres. The whole of the land is at present pasture except for about 8½ acres which is ploughed and virtually all is accessible either from public roads or farm tracks.

THE WOODLAND

Comprises three main areas on the north side of the road including Wern Ifor of about 17 acres and Cae-Teilo extending to about 5 acres on the south and together with amenity areas total some 33 acres. (See also Schedule of Woodlands).

The whole extending to about

228.09 ACRES (92.299 HECTARES)

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LOT 3

(Coloured pink on Plan 1)

CEFN-CEIST FARM MICHAELCHURCH ESCLEY

THIS STOCK FARM

forms the north east corner of the Estate with the farmstead situated towards the southern boundary and approached from the public road on the north east by a hard track just under a quarter of a mile long.

THE FARMHOUSE

which is built of stone with a tiled roof lies along the east side of the Farmyard and is at present occupied by Mr and Mrs Francis under a Protected Shorthold Tenancy Agreement dated 13th June 1988 for 2 years from 14th June 1988 at a rent of £2,400 per annum payable monthly. The accommodation comprises:

GROUND FLOOR

HALL, Large DRAWING ROOM with open fireplace and french doors to a covered patio. Fitted KITCHEN with DINING AREA.

FIRST FLOOR

LANDING, THREE DOUBLE BEDROOMS, SINGLE BEDROOM or STUDY, BATHROOM.

SERVICES

Mains electricity. Private water supply from tanks adjoining the drive. Oil-fired central heating. Drainage to a septic tank. Telephone at present connected (subject to British Telecom regulations).

OUTSIDE

Turning and parking space and a small area of garden land.

THE FARM BUILDINGS

are arranged around the north, west and south sides of a concreted yard and include a seven bay DUTCH BARN of steel framed construction with 4ft high concrete block walls having corrugated iron sheeting over, and a corrugated asbestos roof and measures about 105ft 6ins x 25ft. Inside there are feed racks and three drinking

troughs. Adjoining the two northern bays is a lean-to COVERED YARD of concrete block construction with a corrugated asbestos roof having translucent panels and measuring about 30ft 6ins x 25ft. Internally there is a feed trough and two small pens. Adjoining the southern two bays of the barn is an open fronted CATTLE SHELTER of concrete block, part with corrugated iron over and a corrugated asbestos roof with translucent panels and measuring about 30ft x 25ft. Adjoining this is an open fronted TRACTOR SHELTER of concrete block construction with corrugated iron over and corrugated asbestos roof about 20ft x 11ft 6ins.

THE LAND

apart from one detached field on the eastern side of the public road of about 4.75 acres, the remainder forms a very compact block within a ring fence with long frontage to the public road on the north east and the Escley Brook (Lot 22) forms the south west boundary. It basically has a gentle southerly slope and the whole is at present pasture.

THE WOODLAND

This is known as Pont-y-Cefn Wood, which is situated on the western side of the farm adjoining the Escley Brook and extends to about 16.80 acres. It contains Sitka Spruce. (See also Schedule of Woodlands).

The whole extending to about

125.53 ACRES (50.798 HECTARES)

LOT 4

(Coloured green on Plan 1)

GIGFRAN FARM MICHAELCHURCH ESCLEY

THIS SMALLHOLDING

forms the south east corner of the Estate with frontage to the public road on the south from which the homestead is reached by a hard track. It is at present let on an Agricultural Tenancy under an agreement dated the 3rd September 1985 (in respect of the land and buildings) and a supplemental agreement dated the 10th April 1987 (the Farmhouse) on a yearly 2nd February tenancy at a rent of £1,000 per annum. w.e.f. 1987.

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THE FARMHOUSE

this is built of stone with a slate roof and occupies a central position on the Farm. The accommodation comprises:

GROUND FLOOR

SITTING ROOM with stone fireplace* and exposed ceiling beams.

DINING ROOM with cooker power panel.

KITCHEN with stainless steel sink unit*, Rayburn*, back door and door to

BATHROOM with panelled bath, basin, low level WC suite and airing cupboard with copper hot water cylinder (all fittings*).

FIRST FLOOR

LANDING with ceiling light.

TWO DOUBLE BEDROOMS both with exposed beams.

(*Claimed by Tenant).

SERVICES

Mains electricity is connected. There is a private water supply with its source in Wern Ifor Wood (Lot 2). Mains water however, is available from the Welsh Water Authorities main which runs alongside the public road just inside the property. Domestic hot water is provided by the Rayburn. Drainage is to a septic tank installed in 1987. Telephone at present connected (subject to British Telecom regulations).

THE BUILDINGS

mainly adjoin the house and include a stone BARN with a corrugated iron roof with timber and corrugated iron lean-to's to both sides. Part of one of the lean-to's is claimed by the Tenant and the remainder are treated as redundant buildings. Close by is a corrugated iron shed and adjoining the western boundary is a steel framed and corrugated iron roofed DUTCH BARN, both of which are classified as redundant. There are also a number of other sheds, mostly claimed by the Tenant.

THE LAND

which is all at present pasture surrounds the homestead with a gentle southerly slope and has road frontage along its eastern and southern boundaries.

The whole extending to about

24.50 ACRES (9.917 HECTARES)

LOT 5

(Coloured pink on Plan 1)

THE RUINS OF VICTORIA COTTAGE MICHAELCHURCH ESCLEY

THIS LOT

adjoins the north-east corner of Lot 4 and the south-east corner of Lot 2 with frontage to the public road and at present contains the remains of the former stone built cottage. It is thought that with any planning permission that may be necessary this would form the basis of a most attractive property with fine views across the Valley to the Black Mountains.

Whilst the site of the cottage is excluded from the tenancy of Gigfran Farm, that part of Field 2400 (about .11 of an acre) surrounding is included in the tenancy. The remainder of the land is with vacant possession.

The whole extending to about

.39 OF AN ACRE (.158 HECTARES)

LOT 6

(Coloured blue on Plan 1)

A PASTURE FIELD MICHAELCHURCH ESCLEY

THIS FIELD

lies on the opposite side of the road just to the north-east of the previous lot and extends to about

6.01 ACRES (2.431 HECTARES)

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LOT 7 (Coloured green on Plan 1)

**AN AREA OF WATER MEADOWS
MICHAELCHURCH ESCLEY**

THIS LAND adjoins the main part of the village and lies between the public road which forms the entire western boundary and the Escley Brook (Lot 22) which adjoins the entire eastern boundary. It at present comprises four enclosures, all of which are pasture and slope gently down to the Brook.

The whole extending to about

11.37 ACRES (4.602 HECTARES)

LOT 8 (Coloured blue on Plan 1)

**GROVE FARM
MICHAELCHURCH ESCLEY**

THIS STOCK FARM forms the north-western portion of the Estate and is at present let on an Agricultural Tenancy to Mr R T Lloyd under an agreement dated the 14th July 1988 on a yearly 2nd February tenancy, which is regarded as a first succession under the 1976 Agriculture (Miscellaneous Provisions) Act, at an annual rent of £4,469 w.e.f. 2nd February 1988 and payable half yearly on 2nd February and 2nd August in arrears. The Tenancy is on full repairing and insuring terms. The Farmstead lies towards the south east boundary of the Farm and is approached by a hard track from the public road.

THE FARMHOUSE comprises a modern bungalow of concrete slab construction with a pan-tiled roof except for the utility room which has a flat felt roof. The accommodation comprises:

HALL (E)

SITTING ROOM (S & E) about 14ft x 11ft with a modern tiled fireplace with stove with back boiler and there is a hatch to the kitchen.

BREAKFAST ROOM (W) about 9ft 3ins x 9ft with airing cupboard containing hot water cylinder fitted with an immersion heater.

KITCHEN with modern stainless steel sink unit, cooker power panel, cupboards and drawers with worktop and door to

UTILITY ROOM about 18ft x 8ft 9ins with back door.

A door from the breakfast room leads to a passage which gives access to:

BATHROOM with panelled bath and basin.

SEPARATE WC with low level suite.

BEDROOM 1 (W) about 9ft x 7ft 9ins.

BEDROOM 2 (E) about 10ft 9ins square.

BEDROOM 3 (E) about 10ft 9ins x 8ft 9ins.

SERVICES

Mains electricity is connected with power points in all the main rooms. Private water supply from a source on the Farm. Domestic hot water by an immersion heater. Central heating with radiators in most of the rooms. Private drainage system. Telephone at present connected (Subject to British Telecom regulations).

THE FARM BUILDINGS

Those close to the Bungalow are all of modern construction and include: Three Bay open fronted IMPLEMENT shelter (at present used for sheep) measuring about 47ft x 15ft 3ins and of steel framed construction with concrete block walls and corrugated asbestos roof. Opposite is a COVERED YARD measuring overall about 90ft x 45ft formed from a Dutch barn about 45ft x 30ft with lean-to each side

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again of 45ft x 30ft. It is of steel framed construction with concrete block walls about seven feet high with corrugated asbestos sheeting over and has a corrugated asbestos roof. There are steel and sheeted doors at each end and internally it is at present divided into sheep pens and there is also a small silo and a workshop area. Close by is a four bay open fronted SHELTER about 60ft x 30ft and of steel framed construction with concrete block walling to about eight or nine feet with corrugated iron over on the west and north and Yorkshire cladding on the south, and has a corrugated asbestos roof with translucent panels. At present, it is used as a covered yard for sheep. Close to the northern boundary, at what used to be Wilderness Farm, there are: a four bay open fronted SHELTER of steel framed construction with a stone rear wall and corrugated iron roof. Concrete block walled yard with silage clamp adjoining. Traditional BARN of stone construction with a corrugated iron roof with a number of lean-to's some of which are in poor condition but provide a number of smaller pens etc.

THE LAND

forms a compact block of undulating pasture within a ring fence with long frontage to a public road on the east.

THE WOODLAND

comprises the remaining part of Wilderness Wood which extends to just under 3 acres and was planted as an amenity wood in 1987/88. There are also a number of other mainly small areas of dingle and amenity areas on various parts of the farm. (See also Schedule of Woodlands).

The whole extending to about

193.35 ACRES (78.250 HECTARES)

LOT 9

(Coloured pink on Plan 1)

**THE OLD GROVE FARM HOMESTEAD
 MICHAELCHURCH ESCLEY**

THIS LOT

is situated a short distance to the north-west of the present Grove Farm Farmstead. Subject to any planning permission that may be

necessary it is thought that this could form a most attractive secluded residential unit which would have beautiful views across the valley of the Escley Brook and over the agricultural land of the Estate.

THE FORMER FARMHOUSE

which is in need of extensive restoration is built of stone with a stone tiled roof and at present comprises about three rooms on the ground floor and four rooms above, the whole measuring about 44ft 6ins x 25ft plus adjoining at one end is a lean-to CATTLE SHED of stone construction with a corrugated iron roof, measuring about 16ft 6ins x 25ft.

THE FARM BUILDINGS

include two stone and stone tiled PIG PENS. A stone and slate TRADITIONAL BARN about 40ft x 23ft 9ins with COWSHED AND PEN adjoining of stone construction with part corrugated iron roof about 28ft 6ins x 21ft and adjoining this is a lean-to CATTLE SHELTER about 28ft 6ins x 19ft 6ins of concrete block construction with a corrugated iron roof. All the buildings are arranged around an open yard and a small area of the adjoining field is also included with this Lot. The whole is occupied by Mr R T Lloyd (the Tenant of Grove Farm - Lot 8) by virtue of a licence dated the 14th July 1988.

The whole extending to about

.51 of an ACRE (.247 HECTARES)

LOT 10

(Coloured yellow on Plan 1)

**AREA OF PASTURELAND
 MICHAELCHURCH ESCLEY**

THIS BLOCK OF LAND

which forms two fields occupies a central position on the Estate and is bounded on the north by Lots 1 and 8, on the west by Lot 13, on the south by Lot 11A and on the east by a public road.

The whole extending to about

34.89 ACRES (14.118 HECTARES)

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LOT 11A (Coloured pink on Plan 1)

AN AREA OF PARKLAND together with a SMALL AREA OF WOODLAND MICHAELCHURCH ESCLEY

THE LAND comprises just over 16 acres situated on the north side of the drive to Michaelchurch Court (not now owned).

THE WOODLAND is roughly triangular in shape, forms the north east corner of the Lot, extends to about 3.36 acres and contains: Ash, Beech and Alder. (See also Schedule of Woodlands).

The whole extending to about
19.57 ACRES (7.923 HECTARES)

LOT 11B (Coloured pink on Plan 1)

AN AREA OF PARKLAND MICHAELCHURCH ESCLEY

THIS LAND is situated on the south side of the drive to Michaelchurch Court and there is a wooded dingle along its southern boundary.

The whole extending to about
13.81 ACRES (5.590 HECTARES)

LOT 12 (Coloured yellow on Plan 1)

THE LODGE MICHAELCHURCH ESCLEY

THIS ATTRACTIVE LODGE is situated at the entrance to the drive to Michaelchurch Court (not now owned) at the corner where the drive forms the cross-roads with two public roads in the village. It, together with an area of garden extending in all to about .15 of an acre, is occupied by Mrs L Coates under a Protected Shorthold Tenancy dated the 18th November 1983 expiring on 8th November 1989 at a rent of £1638 per annum payable monthly. The remainder of the Lot will be sold with vacant possession.

The accommodation comprises:

GROUND FLOOR

Stone and Slate **PORCH** on the south with front door to

SITTING ROOM (S & W) about 13ft 6ins x 12ft 3ins with modern tiled fireplace, corner cupboard, electric night storage heater, exposed ceiling joists and door to

LOBBY with staircase and door to

DINING ROOM (S & E) about 10ft 9ins x 12ft with a Parkray solid fuel boiler, Duplex electric night storage heater, old bread oven and exposed ceiling joists. Door to

KITCHEN (N) with enamel sink unit, cooker power panel, composition tiled floor and larder with shelves. There is also a back door and a door to a small lobby with two steps up to

BATHROOM with panelled bath, pedestal basin, low level WC suite, electrically heated towel rail and an airing cupboard with a lagged hot water cylinder fitted with an immersion heater.

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FIRST FLOOR

BEDROOM 1 (S & W) slightly 'L'-shaped about 13ft 9ins x 13ft 6ins (both max.) with deep hanging and shelved cupboard.

BEDROOM 2 (S) about 13ft 6ins x 12ft 3ins with boarded up fireplace, deep store cupboard, Duplex electric night storage heater and exposed wall timbers.

SERVICES

Mains electricity with power points in all the rooms. Private water supply from a Spring situated on the southern boundary of Lot 11A. Domestic hot water by the immersion heater. Central heating provided by night storage heaters in three of the rooms. Private drainage to a tank situated in the garden. Telephone at present connected (Subject to British Telecom Regulations).

OUTSIDE

Integral stone and slate store-shed at the end of the cottage and a timber and felt store-shed.

GARDEN

In addition to the area of garden included in the Tenancy there is a strip of copse along the road frontage and a triangle of the adjoining field will also be included with this Lot.

The whole extending to about

.38 of an ACRE (.153 HECTARES)

LOT 13 (Coloured green on Plan 1)

A BLOCK OF WOODLAND MICHAELCHURCH ESCLEY

THIS WOODLAND

which is made up of three areas known as Holly Wood, Court Wood and Ashen Copse is situated towards the centre part of the western boundary of the Estate and is bounded on the north by Lots 8 and 18,

on the west by Lot 17, on the south by Lot 15 and on the east by Lots 10, 11A, 21 and a track being retained by the Vendors, on the other side of which is Michaelchurch Court (not now owned). It is thought it could prove a useful adjunct to any of these Lots as well as being an interesting proposition of its own. (See also Schedule of Woodlands).

The whole extending to about

50.57 ACRES (20.468 HECTARES)

LOT 14 (Coloured green on Plan 1)

TWO PASTURE FIELDS MICHAELCHURCH ESCLEY

THIS LOT

one field of which extends to just under three acres plus a wooded strip along the dingle which forms the north west boundary and divides it from Lot 2 and also along the Escley Brook which forms the western boundary while the second field which extends to just over two acres lies a short distance to the east approached by the track which goes past the Bridge Inn.

The whole extending to about

5.54 ACRES (2.242 HECTARES)

LOT 15 (Coloured blue on Plan 1)

BRIDGE FARM MICHAELCHURCH ESCLEY

THIS STOCK FARM

forms the central part of the southern boundary of the Estate on either side of the road to Craswall to which it has extensive frontage and the Hay-on-Wye to Longtown road forms a large part of the eastern boundary. The farmstead is situated in the northern corner of the southern block, close to the junction of the two roads and opposite St Michael's Church.

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THE TRADITIONAL FARMHOUSE

is built of stone with a tiled roof and adjoins the short drive to the Farmyard. It is at present occupied by Mrs Phillips under a Protected Shorthold Tenancy dated 3rd July 1986 expiring on 30th June 1989 at an annual rent of £2,000 paid monthly in advance. The accommodation comprises:

GROUND FLOOR

PASSAGE HALL

SITTING ROOM 1 (S & N) about 20ft 3ins x 15ft with semi-inglenook fireplace, stone flagged floor and exposed ceiling, beams and joists. Staircase to first floor and door to **BACK HALL** with door to outside and **CLOAKROOM** off with low level WC and basin.

SITTING ROOM 2 (S) approached from Sitting Room 1 and measuring about 12ft 9ins by 10ft with fireplace having a Palladium Deville stove, timber floor and exposed ceiling beam.

On the other side of the hall are:

DINING ROOM (N & E) about 18ft 3ins x 13ft 3ins, at present used as a recreation room with a pool table, having a walk-in store cupboard with shelves.

KITCHEN with modern range of stainless steel sink unit, range of floor and wall units, cooker power panel and exposed ceiling beams.

At the end of the hall steps lead down to the **CELLAR** with stone flagged floor, including a store room, former dairy and boiler room housing the Worcester Danesmoor 20/25 oil fired boiler.

FIRST FLOOR

Stairs from Sitting Room 1 lead to the

MAIN LANDING off which are

BATHROOM with panelled bath and pedestal basin.

SEPARATE WC with low level suite.

BEDROOM 1 (E) about 12ft 3ins x 8ft 3ins inclusive of a built-in hanging and shelved cupboard and having exposed ceiling beams.

Passage off landing with double airing cupboard with copper hot water cylinder fitted with an immersion heater, leading to

BEDROOM 2 (S & E) about 18ft 3ins x 11ft 3ins with basin.

BEDROOM 3 (S) about 13ft 6ins x 12ft 9ins with exposed beams.

BEDROOM 4 (S & W) about 20ft 6ins x 13ft with exposed wall beam.

SECOND FLOOR

Stairs at the end of the passage lead to

LANDING giving access to

BOXROOM with three shelved cupboards and

BEDROOM 5 (W) about 13ft 9ins x 10ft with a corner basin, cupboard and pitched ceiling.

SERVICES

Mains electricity with power points in the majority of the rooms. Mains water is connected to the house. Domestic hot water by the Worcester Danesmoor boiler and immersion heater. Central heating by the Worcester Danesmoor boiler with radiators in all the reception rooms and the bedrooms and the bathroom on the first floor. Private drainage system to a septic tank situated in the former orchard on the other side of the Farm drive. Telephone at present connected (subject to British Telecom regulations).

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GARDEN

There is a small garden to the north west of the house together with the former orchard on the other side of the Farm drive.

THE FARM BUILDINGS

The main set of buildings are situated around the farm yard on the western side of the house and include:

Stone and corrugated iron roofed building about 55ft x 20ft comprising a DOUBLE GARAGE with corrugated iron sliding doors and TWO STABLE/LOOSE BOXES with service passage all with loft over and adjoining is a STORE/WORKSHOP. Adjoining the main yard is a collecting and dispersal yard around which are: three bay open fronted CATTLE SHELTER about 52ft 6ins x 30ft of steel framed construction with part concrete wall with corrugated iron sheeting over, corrugated asbestos roof and each bay has steel framed and galvanised iron sheeted double gates. Adjoining is a four bay open fronted CATTLE SHELTER about 66ft x 20ft of steel framed construction with a stone rear wall and a dividing wall between each pair of bays, with each bay having steel framed galvanised iron sheeted gates and the whole has a corrugated asbestos roof with translucent panels. Close by in the concreted yard is a cattle creep with weighing facilities. On the other side of the main yard is a stone and tiled STORE-SHED.

Mains electricity is connected to all the buildings and the cattle shelters have water troughs which are fed from a private supply from a tank at New Barns Farm (Lot 16) with a source in the stream forming the boundary between Lot 13 and the field being retained by the Vendors.

The other set of buildings are a short distance to the south-east and have their own entrance from the public road. It consists of a steel and corrugated iron range measuring about 75ft x 30ft overall and comprising a DUTCH BARN about 30ft x 20ft, with, on one side a lean-to open fronted TRACTOR SHELTER about 30ft x 15ft and on the other a two bay open fronted IMPLEMENT SHELTER about 40ft x 30ft.

THE LAND

is split into three blocks, two to the north side of the public road and one to the south. The latter comprises six fields all of which are pasture ranging from about 2 acres to just under 21.5 acres and totalling some 45 acres. The larger block on the north side of the road consists of three areas of 14.44, 6.02 and 8.40 acres (both the latter form parts of larger fields), making a total of just under 29 acres. The 8.40 acres are at present ploughed and the other two areas are pasture. The remaining block on the north side comprises a single field of pasture extending to about 18.43 acres, making a total of just over 92 acres all of which has good access from public roads.

THE WOODLAND

adjoining the western boundary of the southern block is a small plantation of about 2.62 acres containing Oak, Ash and Larch planted in 1982 (see also Schedule of Woodlands). Also in the middle of this block is a wooded dingle of just under half an acre.

The whole extending to about

97.20 ACRES (39.341 HECTARES)

LOT 16

(Coloured green on Plan 1)

NEW BARNS FARM MICHAELCHURCH ESCLEY

THIS SMALLHOLDING

forms the south west corner of the Estate with the homestead situated in the north east corner close to the public road.

THE FARMHOUSE

is of traditional construction, being built of stone with a slate roof and has a rendered west wall. The accommodation comprises:

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GROUND FLOOR

LOBBY HALL with staircase.

DINING ROOM (S) about 13ft 3ins x 9ft 6ins with stone fireplace and exposed ceiling joists.

SITTING ROOM (E) about 13ft 3ins x 9ft 6ins with stone fireplace and exposed ceiling joists.

KITCHEN with enamel sink unit, cooker power panel and walk-in larder. Door to small lobby with door to

BATHROOM with panelled bath, pedestal basin, low level WC suite and airing cupboard with hot water cylinder fitted with an immersion heater.

FIRST FLOOR

BEDROOM 1 (E) about 13ft 5ins x 10ft with cupboard over the stairs with a window on the south.

BEDROOM 2 (S) about 13ft 6ins x 10ft 3ins.

SERVICES

Mains electricity with power points in all rooms. Private water supply from a source on the boundary between Lot 13 and the field being retained by the Vendors. Domestic hot water by the back boiler in the sitting room and the immersion heater. Central heating by the back boiler with radiators in the dining room, kitchen, bathroom and both bedrooms. Private drainage to a septic tank in the garden. Telephone at present connected (subject to British Telecom regulations).

THE FARM BUILDING

comprises a traditional stone BARN with a corrugated asbestos roof measuring about 88ft 3ins x 25ft consisting of a 58ft Barn with a twin LOOSE BOX at one end and a single LOOSE BOX at the other, both with galvanised iron gates to the outside. Adjoining is a modern COVERED YARD, with a 10ft feeding passage way, of steel framed

construction with part concrete block walls with Yorkshire cladding over and corrugated asbestos roof with translucent panels, measuring overall about 51ft x 88ft 3ins. On the other side of the Farm track is a steel and timber silage clamp about 72ft x 33ft.

THE LAND

is all at present pasture with a gentle southerly slope and principally forms three large fields with long frontage to the Craswall Road on the north and another public road on the west which together with the Farm track afford easy access to all the fields.

The whole extending to about

54.46 ACRES (22.036 HECTARES)

LOT 17

(Coloured yellow on Plan 1)

AN AREA OF PASTURE LAND MICHAELCHURCH ESCLEY

THIS LAND

which forms part of the western boundary of the Estate comprises three enclosures having a gentle southerly slope with the course of the old Cefn Road running along the eastern boundary. It is bounded on the north by Lot 18 and on the east by Lots 13 and 15.

The whole extending to about

18.92 ACRES (7.659 HECTARES)

LOT 18

(Coloured pink on Plan 1)

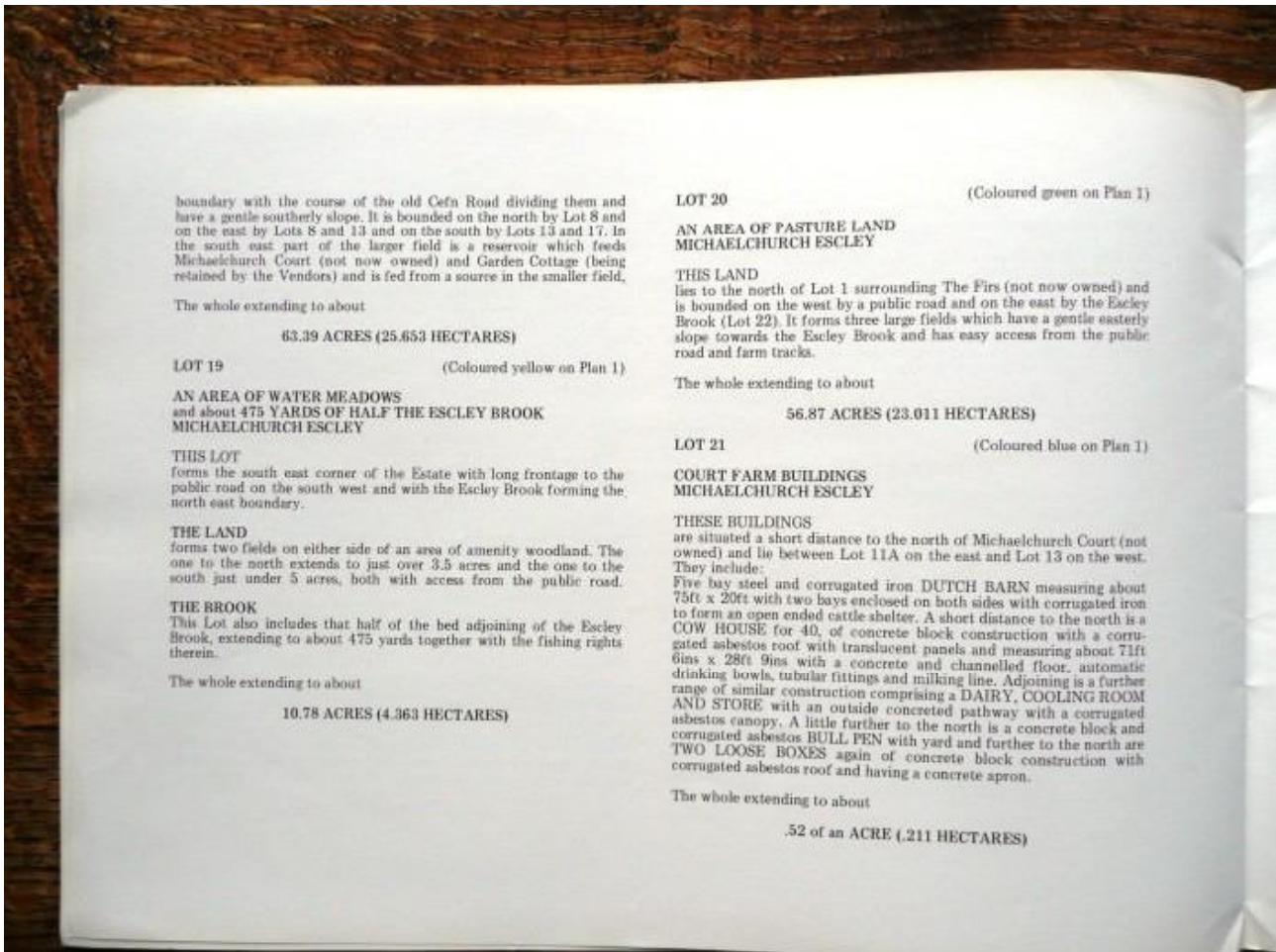
A BLOCK OF PASTURE LAND MICHAELCHURCH ESCLEY

THIS LAND

forms part of the western boundary of the Estate and comprises two fields, one of just over 41.5 acres and the other of just over 19 acres together with an area of amenity Woodland along the south west

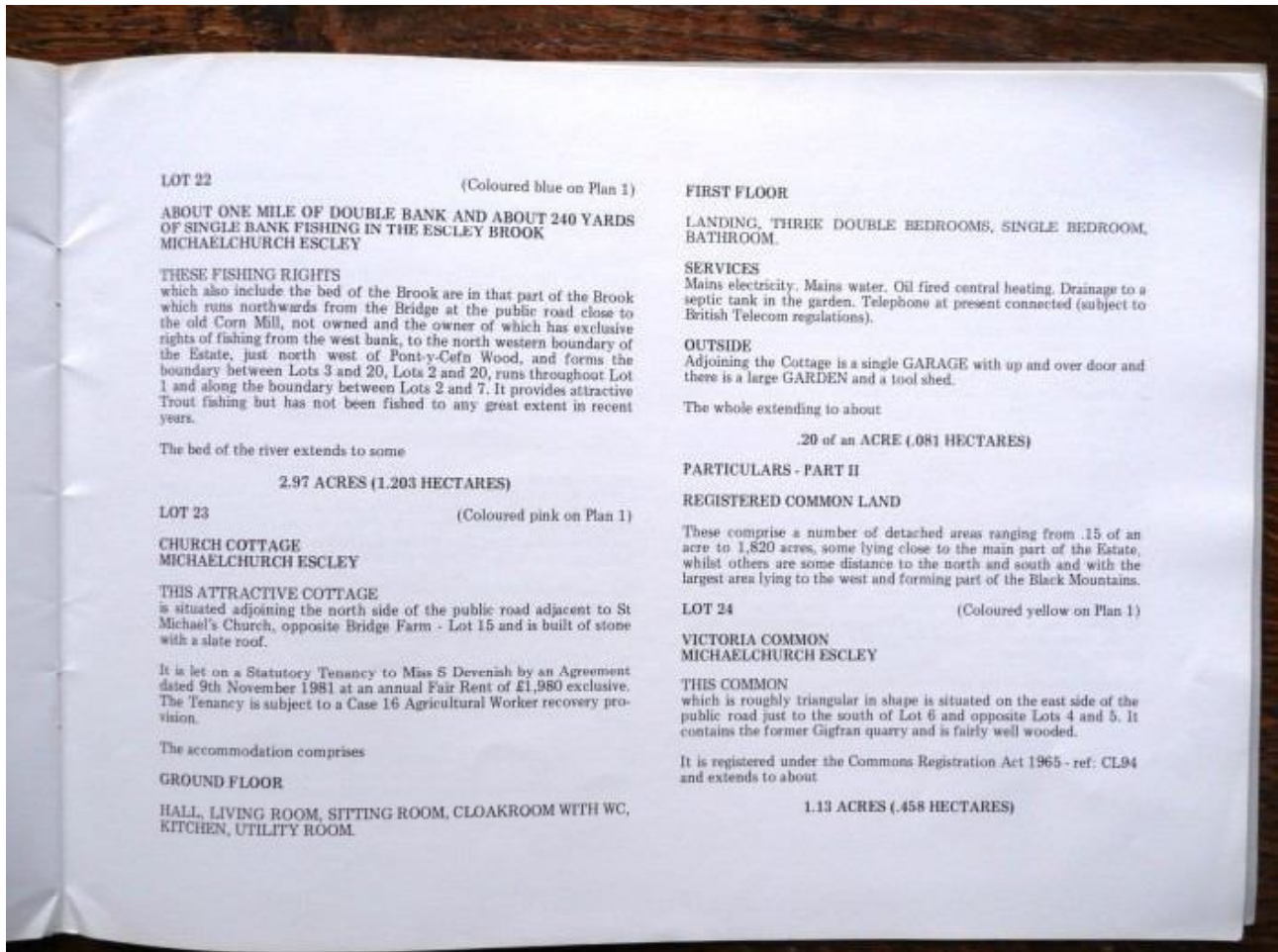
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LOT 22

(Coloured blue on Plan 1)

ABOUT ONE MILE OF DOUBLE BANK AND ABOUT 240 YARDS OF SINGLE BANK FISHING IN THE ESCLEY BROOK MICHAELCHURCH ESCLEY

THESE FISHING RIGHTS

which also include the bed of the Brook are in that part of the Brook which runs northwards from the Bridge at the public road close to the old Corn Mill, not owned and the owner of which has exclusive rights of fishing from the west bank, to the north western boundary of the Estate, just north west of Pont-y-Cefn Wood, and forms the boundary between Lots 3 and 20, Lots 2 and 20, runs throughout Lot 1 and along the boundary between Lots 2 and 7. It provides attractive Trout fishing but has not been fished to any great extent in recent years.

The bed of the river extends to some

2.97 ACRES (1.203 HECTARES)

LOT 23

(Coloured pink on Plan 1)

**CHURCH COTTAGE
MICHAELCHURCH ESCLEY**

THIS ATTRACTIVE COTTAGE

is situated adjoining the north side of the public road adjacent to St Michael's Church, opposite Bridge Farm - Lot 15 and is built of stone with a slate roof.

It is let on a Statutory Tenancy to Miss S Devenish by an Agreement dated 9th November 1981 at an annual Fair Rent of £1,980 exclusive. The Tenancy is subject to a Case 16 Agricultural Worker recovery provision.

The accommodation comprises

GROUND FLOOR

HALL, LIVING ROOM, SITTING ROOM, CLOAKROOM WITH WC, KITCHEN, UTILITY ROOM

FIRST FLOOR

LANDING, THREE DOUBLE BEDROOMS, SINGLE BEDROOM, BATHROOM.

SERVICES

Mains electricity. Mains water. Oil fired central heating. Drainage to a septic tank in the garden. Telephone at present connected (subject to British Telecom regulations).

OUTSIDE

Adjoining the Cottage is a single GARAGE with up and over door and there is a large GARDEN and a tool shed.

The whole extending to about

.20 of an ACRE (.081 HECTARES)

PARTICULARS - PART II

REGISTERED COMMON LAND

These comprise a number of detached areas ranging from .15 of an acre to 1.820 acres, some lying close to the main part of the Estate, whilst others are some distance to the north and south and with the largest area lying to the west and forming part of the Black Mountains.

LOT 24

(Coloured yellow on Plan 1)

**VICTORIA COMMON
MICHAELCHURCH ESCLEY**

THIS COMMON

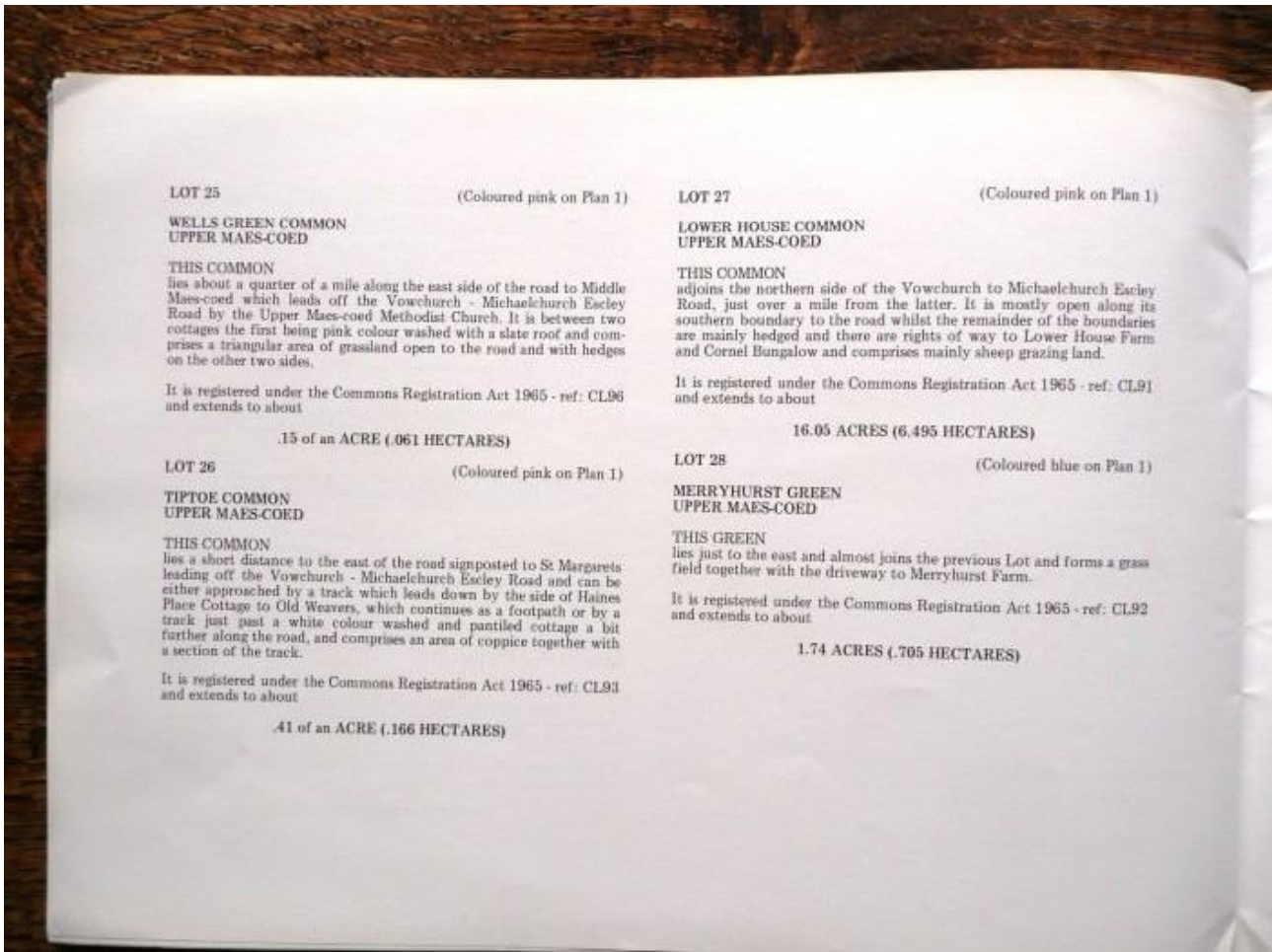
which is roughly triangular in shape is situated on the east side of the public road just to the south of Lot 6 and opposite Lots 4 and 5. It contains the former Gigfran quarry and is fairly well wooded.

It is registered under the Commons Registration Act 1965 - ref: CL94 and extends to about

1.13 ACRES (.458 HECTARES)

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LOT 25 (Coloured pink on Plan 1)

WELLS GREEN COMMON
UPPER MAES-COED

THIS COMMON

lies about a quarter of a mile along the east side of the road to Middle Maes-coed which leads off the Vowchurch - Michaelchurch Esley Road by the Upper Maes-coed Methodist Church. It is between two cottages the first being pink colour washed with a slate roof and comprises a triangular area of grassland open to the road and with hedges on the other two sides.

It is registered under the Commons Registration Act 1965 - ref: CL96 and extends to about

.15 of an ACRE (.061 HECTARES)

LOT 26 (Coloured pink on Plan 1)

TIPTOE COMMON
UPPER MAES-COED

THIS COMMON

lies a short distance to the east of the road signposted to St Margarets leading off the Vowchurch - Michaelchurch Esley Road and can be either approached by a track which leads down by the side of Haines Place Cottage to Old Weavers, which continues as a footpath or by a track just past a white colour washed and pantiled cottage a bit further along the road, and comprises an area of coppice together with a section of the track.

It is registered under the Commons Registration Act 1965 - ref: CL93 and extends to about

.41 of an ACRE (.166 HECTARES)

LOT 27 (Coloured pink on Plan 1)

LOWER HOUSE COMMON
UPPER MAES-COED

THIS COMMON

adjoins the northern side of the Vowchurch to Michaelchurch Esley Road, just over a mile from the latter. It is mostly open along its southern boundary to the road whilst the remainder of the boundaries are mainly hedged and there are rights of way to Lower House Farm and Cornel Bungalow and comprises mainly sheep grazing land.

It is registered under the Commons Registration Act 1965 - ref: CL91 and extends to about

16.05 ACRES (6.495 HECTARES)

LOT 28 (Coloured blue on Plan 1)

MERRYHURST GREEN
UPPER MAES-COED

THIS GREEN

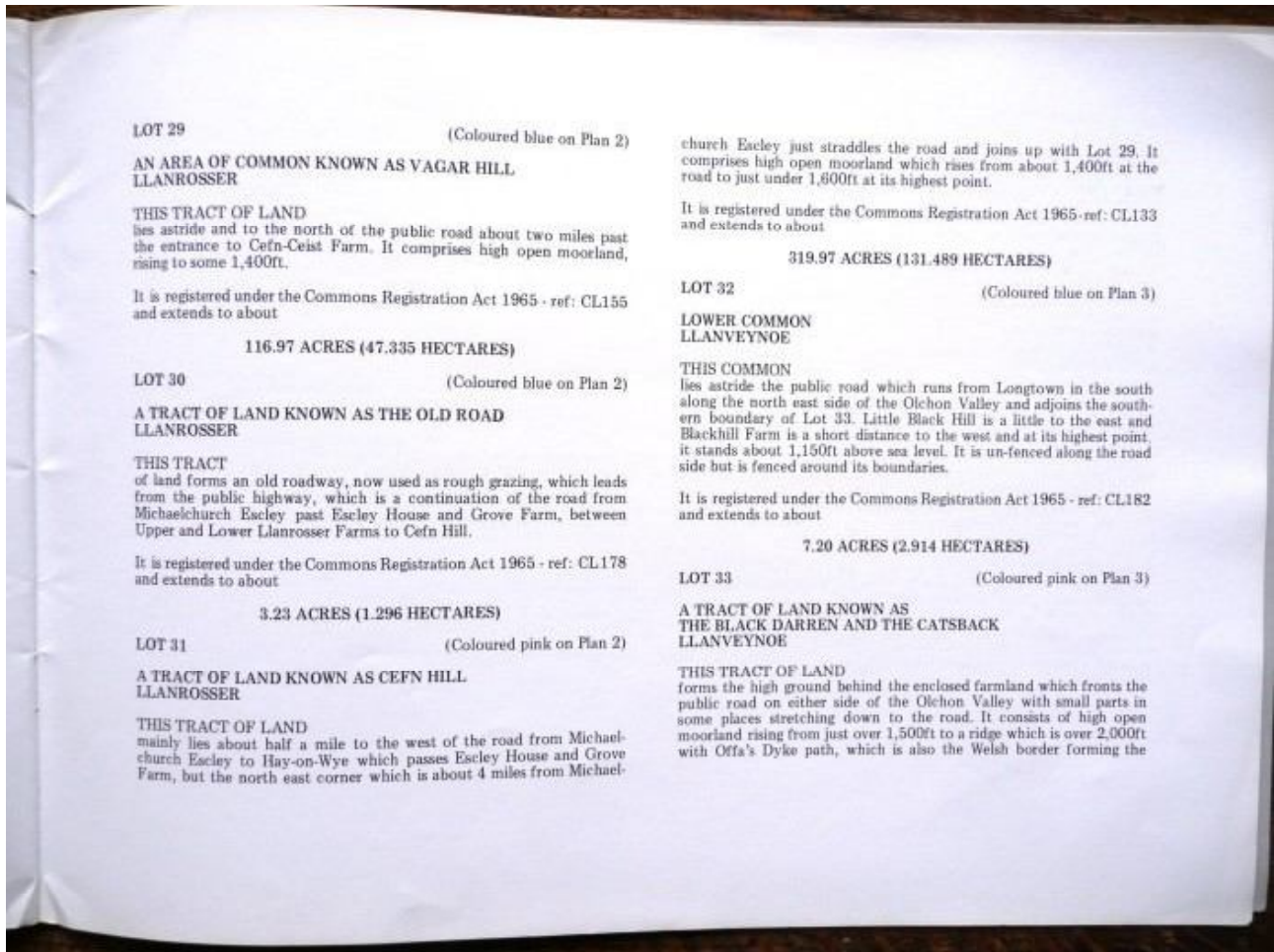
lies just to the east and almost joins the previous Lot and forms a grass field together with the driveway to Merryhurst Farm.

It is registered under the Commons Registration Act 1965 - ref: CL92 and extends to about

1.74 ACRES (.705 HECTARES)

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western boundary. There are numerous springs with small streams running down into the Olchon Brook making the ridge a minor watershed.

It is registered under the Commons Registration Act 1965 - ref: CL44 (County of Powys) and extends to about

1,820.00 ACRES (736.00 HECTARES)

LOT 34 (Coloured pink on Plan 4)

**AREAS OF ROAD and
ROADSIDE VERGES
LOWER MAES-COED**

THESE AREAS
form and adjoin various roads in the village of Lower Maes-coed which is about three miles to the south east of Michaelchurch Ercley.

They are registered under the Commons Registration Act 1965 - ref: CL56 and extend to approximately

2.67 ACRES (1.080 HECTARES)

VACANT POSSESSION
will be given of all the Lots in part II of the particulars on Completion of the Purchase subject to Commoners' Rights.

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SCHEDULE OF WOODLANDS													
Wood Name	Lot No.	Area (ha)	Species	Age	Scheme	Comments	Wood Name	Lot No.	Area (ha)	Species	Age	Scheme	Comments
Bank Wood	1	2.8	Ash and Oak	3/60	BWGS 86	Maturing timber surrounding a fully stocked central plantation, leads down to an attractive pond beside the stream.	Wilderness Wood	8	0.8	Oak, Ash, Beech and Cherry.	1	BWGS 87	A scrub area recently cleared and replanted with all trees in shelters.
OS 2800	1	1.5	Larch	45	—	A dense stand of clean timber, ready for felling.	Pool Covert	11a	1.4	Ash, Beech and Alder	30	BWGS 86	A vigorous crop of pole-stage Ash, recently thinned.
Cefn Ceist	2	3.6	Ash, Alder and mixed coppice	Uneven	—	A diverse wood, of high value for wildlife, but with potential for enrichment to a productive area.	Holly Wood	13	6.9	Ash, Oak and Syc.	Uneven	BWGS 86	Recently thinned and run on a group selection system, with newly created groups restocked.
Wern Hor	2	6.4	Norway Spruce	25	—	A fast growing crop with high commercial potential, now ready for a profitable first thinning.	Holly Wood	13	1.4	Ash, Oak	8	—	Well established plantation with abundant natural regeneration.
Coti Wood	2	0.9	Oak and Ash	4	—	Most trees now growing out of the protective shelters.	Court Wood	13	6.5	Ash, Oak and Syc.	80-100	BWGS 86	A mature stand of fine timber with 1.5 ha approved for felling.
Cae Tello	2	2.1	Oak and Ash	4	—	A fully stocked plantation with the oak mostly out of their shelters.	Ashen Coppice	13	5.6	Larch, Spruce and Pine	9	—	Now fully established and growing fast, needing very little further maintenance.
Post-y-Cefn	3	6.8	Sitka Spruce	34	—	A highly productive crop, ready for a third thinning soon.	New Barns	15	1.0	Oak, Ash and Larch	7	—	Fully established and beyond weeding stage.

The History of Ewyas Lacy: Michaelchurch Estate

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<p>GENERAL REMARKS</p> <p>METHOD OF SALE</p> <p>The property is offered for sale by Private Treaty as a whole or in 34 Lots.</p> <p>VIEWING</p> <p>Viewing is strictly by prior appointment with the Agents.</p> <p>TENURE AND POSSESSION</p> <p>Gigfran Farm and Grove Farm (Lots 4 and 8) are let on Agricultural Tenancies. Cefn-Ceist Farmhouse (Lot 3), The Lodge (Lot 12) and Bridge Farmhouse (Lot 15) are subject to Protected Shorthold Tenancies but vacant possession will be available if required. The Bank Farm bungalow (Lot 2) will be subject to a Rent (Agriculture) Act 1976 tenancy, Lot 11 will be subject to a grazing licence and Church Cottage (Lot 23) is let on a Statutory Tenancy, subject to an Agricultural Worker recovery provision.</p> <p>The remaining lots and parts of lots will be sold with vacant possession but the Common Land will be sold subject to Registered Commoners' Rights.</p> <p>SERVICES</p> <p>Mains electricity is connected to all the dwellings and most of the buildings. Mains or private water supplies are also connected to all the dwellings, various sets of buildings and one or two field troughs. Drainage of all the dwellings is to private systems. Domestic hot water is provided in all the dwellings and central heating in some. (See Particulars for more specific details).</p>	<p>OUTGOINGS</p> <table border="0"> <thead> <tr> <th>Lot No.</th> <th>Property</th> <th>Rateable Value £</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Escley House Escley Cottage</td> <td>451 98</td> </tr> <tr> <td>2.</td> <td>Bank Farm Bungalow</td> <td>180</td> </tr> <tr> <td>3.</td> <td>Cefn-Ceist Farmhouse</td> <td>147</td> </tr> <tr> <td>4.</td> <td>Gigfran Farmhouse</td> <td>101</td> </tr> <tr> <td>8.</td> <td>Grove Farm Bungalow</td> <td>117</td> </tr> <tr> <td>12.</td> <td>The Lodge</td> <td>107</td> </tr> <tr> <td>15.</td> <td>Bridge Farmhouse</td> <td>207</td> </tr> <tr> <td>16.</td> <td>New Barns Cottage (Farmhouse)</td> <td>90</td> </tr> <tr> <td>23.</td> <td>Church Cottage</td> <td>88</td> </tr> </tbody> </table> <p>General rate in the £ for domestic hereditaments for the year 1989/90 is 189.90.</p> <p>Environmental Service Charge for properties not connected to the main sewer is 20.5 in the £ on the Rateable Value for the year 1989/90.</p>	Lot No.	Property	Rateable Value £	1.	Escley House Escley Cottage	451 98	2.	Bank Farm Bungalow	180	3.	Cefn-Ceist Farmhouse	147	4.	Gigfran Farmhouse	101	8.	Grove Farm Bungalow	117	12.	The Lodge	107	15.	Bridge Farmhouse	207	16.	New Barns Cottage (Farmhouse)	90	23.	Church Cottage	88
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Sporting Rates				AUTHORITIES
a.	Fishing	RV	Rates Payable 1989	County Council: Hereford and Worcester County Council, County Hall, Spetchley Road, Worcester WR5 2NP Tel: (0905) 763763
	Esley Brook	£75	£156.30	
	Esley Brook	£25	£56.10	
b.	Shooting (Moors)	RV	Rates Payable 1989	District Council: South Herefordshire District Council, Council Offices, Brockington, 35 Halford Road, Hereford HR1 1SH Tel: (0432) 268171
	Velendre	£25	£65.50	Electricity: Midlands Electricity Board, Shropshire & Herefordshire Divisional Office, Spring Gardens, Ditherington, Shrewsbury, Shropshire SY1 2TG Tel: (0743) 231000
	Llanigan	£25	£65.63	
	Capel-y-ffin	£30	£78.78	Water: Welsh Water Authority, Hereford Area Office, St Nicholas House, St Nicholas Street, Hereford Tel: (0432) 57411.
Rent Charges Affecting Lot 2				
	Payee	Amount Per Annum		VALUATIONS
	The Robert Wilton Charity per F Sayce Esq Tremaes Newton St Margarets Vowchurch Hereford	£2.00 per annum in arrear		Fixtures and Fittings All fixtures usually denominated Landlords Fixtures belonging to the Vendors will be included in the sale. All fixtures and fittings denominated Tenants Fixtures and Fittings belonging to the Vendors whether mentioned in the Particulars or not and remaining on the property at the date of completion will also be included in the sale. Care has been taken to omit or indicate any items which do not belong to the Vendors and the Purchaser shall be responsible for making his own enquiries and shall have no claim against the Vendors if any items not belonging to them are included in the Particulars.
	The Robert Wilton Charity per Mrs M Peacock Rose Cottage Bacton Hereford HR2 0AN	£1.00 per annum in arrear		Tenant Right The purchaser shall in addition to the purchase price, be required to take and pay for, by valuation to be made by valuers acting for each party, or the umpire appointed by them in the event of a dispute, the following items of Tenant Right.
	The Robert Wilton Charity per Rev. D P Richards Bacton House Bacton Hereford	£2.00 per annum in arrear		

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- a. All stores including fertilisers, seeds, sprays, feeding stuffs, workshop spares, fuel and oil at cost.
- b. Growing crops and other beneficial tillages and acts of husbandry at cost in accordance with CAAV costings and S1809 Agriculture (Calculation of Value of Compensation) Regulation 1978 or any statutory amendment thereof.
- c. The UMV's and RMV's will be taken in addition at £15 per workable acre.

Tenant Right shall be paid over immediately the valuation is agreed with interest at 4% over Lloyds base rate payable on the valuation from completion to the date of payment. Should the valuation not be agreed within ten days after completion, the purchaser will pay over a reasonable down payment as specified by the Vendors Agents, then the matter shall be referred to the decision of a single umpire to be appointed by agreement or in the event of a dispute, by the President of the Royal Institution of Chartered Surveyors. No purchaser shall be entitled to make any claim or set off whatsoever in respect of dilapidations to land, buildings, hedges or fences.

SPORTING VAT

The shooting at Michaelchurch has not been utilised for many years with the exception of occasional walked up grouse days and no shooting rights have been let on which VAT has been levied. It is therefore most unlikely that there will be a VAT liability on the sporting element of the freehold sale. However, the purchaser will be required to pay any such VAT liability in the future if it should arise. We would advise that prospective purchasers take their own independent legal advice on this matter.

TIMBER and MINERALS

All standing timber and minerals as far as they are owned will be included in the sale.

WAYLEAVES, EASEMENTS and RIGHTS OF WAY

The property as a whole and each Lot is sold subject to and with the benefit of all such rights that may affect the property. If the property is sold in Lots suitable rights of way and easements will be granted over adjoining Lots where necessary.

In the event of the property being sold in Lots, fencing liabilities will be stipulated.

PLANS AREAS and SCHEDULES

These are based on the Ordnance Survey and for reference only. They have been carefully checked and are believed to be correct but the Purchaser(s) will be deemed to have satisfied himself (themselves) as to the description of the Property and any error or omission or misstatement as to the areas or otherwise shall not annul the sale nor entitle either party to compensation in respect thereof. A detailed schedule of acreages is available from the Agents. As are also full and/or larger scale plans of the Commons.

PARTICULARS and CONDITIONS OF SALE

The Particulars do not constitute any part of any offer or contract. All measurements are approximate and given as a guide. No liability can be accepted for any error, omission or mis-statement in these Particulars.

Solicitors

Messrs Howard Kennedy
23 Harcourt House
19 Cavendish Square
London W1M 9AB

Tel: 01-636 1616
Fax: 01-629 3762
Telex: 27169

Messrs Gabb & Co.
Thorpe House
25 King Street
Hereford HR4 9BX

Tel: (0433) 353481
Fax: (0432) 353537

Observations:

None