



Glibes Farmhouse and Land, Michaelchurch Escley, HR2 0JZ



Sunderlands
Residential Rural Commercial



**Glibes Farmhouse and Land
Michaelchurch Escley
Herefordshire
HR2 0JZ**

Summary of features

- Lot 1: Grade II* Listed Farmhouse, Buildings and land extending to about 2.61 acres.
- Lot 2: Pasture Land and Woodland extending to about 64 acres.
- Lot 3: Pasture Land extending to 1.73 acres.
- For Sale by Formal Tender
- Tender Deadline: Thursday 10th August 2023 at 12 Noon

Tender Guide Price:

Lot 1: £200,000

Lot 2: £400,000

Lot 3: £15,000

Ref: Peter Kirby & Tara Boulton

Situation:

The farmhouse and land are in a secluded rural setting in the parish of Michaelchurch Escley. The parish is situated on the eastern side of the Brecon Beacons, next to the Black Mountains enjoying views towards the Cat's Back and the Olchon Valley. The property is situated in West Herefordshire about 16 miles West of the cathedral city of Hereford, 8 miles south of renowned border town of Hay-on-Wye, 10 miles south of Staunton-on-Wye and 8 miles west of Madley. A location plan forms part of these details overleaf.

Description:

Glibes Farmhouse is described in the English Heritage official list entry as 'The building and attachments form an exceptionally good example of an early farmhouse which has barely changed for over a century.' It is in a very poor state of repair and requires significant capital before it can be inhabited. The property in total is about 68.7 acres of sloping grassland and mixed broadleaf woodland with exceptional views towards the Black Mountains. The property is offered for sale in three separate Lots.





Lot 1

Lot 2

Lot 3

Lot 1: Glibes Farmhouse & Barn

A rare opportunity to purchase a Grade II* Listed traditional farmhouse and barn in a most rural landscape together with the opportunity to acquire additional land. A copy of the English Heritage (now Historic England) listing appears below.

The farmhouse needs very significant investment in structural repair as well as total renovation. It is unsafe to view internally. There are low eaves traditional buildings attached to the house and an adjoining traditional stone barn to the west of the house. Both the farmhouse and barn are on the Heritage at Risk 2021 Register. It has not been lived in for many years.

The farmhouse is set in about 2.61 acres of mostly permanent pasture populated by mature trees and partly bordered by mature hedgerows.

Lot 2: 64.18 acres of mostly Grassland

The land extends to about 64.18 acres (25.97 hectares) consisting of good-sized enclosures with about 44.45 acres in grassland and about 19.73 acres of ancient and semi-natural woodland. The land is of sloping topography with a generally southerly aspect and is within a designated Severely Disadvantaged Area.

There are natural watercourses with the Escley Brook forming the southern boundary with the Christopher Cadbury Nature Reserve owned by the Herefordshire Wildlife Trust on the other side of the brook.

Lot 3: 1.73 acres of Grassland

A conveniently sized grass field extending to about 1.73 acres of undulating permanent pasture bordered by mature hedgerows. The land benefits from roadside access.

Tenure:

Freehold with vacant possession available upon completion.

Planning:

No planning enquiries have been made.

English Heritage Official List Entry:

List Entry Number:1223549

'Farmhouse. Probably C17 with alterations into C18. Dry stone or thin coursed rubble, stone slate and asbestos roofs. Two-cell house attached on its left side to barn (qv) and on its right side to stack, 2-cell service area and further cart shed and stable. One storey and attic, 2 windows. Ground floor has 2 C19 6-paned casements to left hand side and a late C19 12-paned sash to right of entrance; above each casement is an early C19 4-paned casement under a raking top dormer. Entrance through right side of planked c1900 porch and late C19 ledged door; second entrance through ledged C18 door into lobby adjacent to barn. To right hand side of house but attached is former wash house and brew house, cart shed and stable; the last has a small 2-light window and the first 2 each have an evenly spaced late C18 - early C19 ledged door. Interior: principal room has plank and muntin screen to left, bacon cratch attached to closely set joists above and to right a late C19 cast iron range. C19 straight stairs rise from the rear corridor of left cell which is defined by a post-and-rail partition. To the right of the hearth through chamfered doorway a front corridor leads past main entrance giving access successively to kitchen and dairy, the three spaces being separated by a longitudinal and a transverse plank and muntin screen. The corridor leads into the wash house and brew house which contain a C19 bread oven to rear left and a copper to rear right; in the right hand wall is a diamond-mullioned 4-light window overlooking the cart shed and side door to stable which contains 2 loose boxes. The rear upper floor of the kitchen and dairy part has in a half-dormer a diamond mullioned window and the roof trusses of the same area have iron straps on their A-frame trusses. The building and attachments form an exceptionally good example of an early farmhouse which has barely changed for over a century.'

Heritage at Risk Register Midlands 2022:

List Entry Number: 1223446

Condition: Very Bad

Priority Category: A (A)

List Entry Number: 1223549

Condition: Very Bad

Priority Category: C (C)

Boundaries:

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendors nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof. If purchased separate from Lot 2, the Purchaser of Lot 1 will be required where necessary to erect within one month of completion and maintain stock proof boundaries against Lot 2.

Basic Payment Scheme:

There are no Entitlements included in the sale.

Environmental Schemes:

In so far as we are aware the property is not part of any Environmental Stewardship Scheme.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if owned, are included in the sale.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. The Public Highway ends nearly adjacent to the farmhouse after which it becomes a shared private track and Public Footpath. There is a Public Bridleway that runs south from near the farmhouse across the land and through the wood before crossing the brook.

Services:

No mains services are connected. The land benefits from a natural supply of water. Prospective Purchasers are to satisfy themselves as to its reliability.





Mode of Sale:

The property is being offered for sale in three separate Lots by **Formal Tender**. The Tender is legally binding.

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

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price and completed Land Registry Identity Form (ID1). These are to be received at the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by **12 Noon on Thursday 10th August 2023**. Envelopes must be marked **"FAO Peter Kirby - Tender for Glibes Farm"**

The deposit cheque should be made payable to the vendor's solicitors' Slee Blackwell.

The Vendors will then confirm which (if any) proposed offer to purchase is acceptable to them and the Solicitors will then immediately affect an exchange of Contracts with a completion date of Friday 8th September 2023 (or earlier by mutual agreement).

All successful bidders will have their deposit cheque(s) returned and unsuccessful Contracts and documentation will be destroyed.

Vendors Solicitors:

Brett Lawrence of Slee Blackwell Solicitors LLP,
2 Lime Court, Pathfields Business Park, South
Molton, EX36 3LH
Tel: 01769 573771
Email: brett.lawrence@sleeblackwell.co.uk

Contaminants:

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

Contract:

The Vendor's Solicitors will email Contract packs upon request. We understand that the utility searches are being undertaken by the Vendor and will be available within the Contract pack, however potential Purchasers may wish to make their own enquiries.

Please make any further enquiries direct to the Vendors' Solicitors.

Prospective Purchasers are deemed to bid on the basis of full knowledge of the contract and special conditions of sale, whether they have seen them or not.

Money Laundering:

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Agents Notes:

Additional photographs of the property are available upon request with the selling agents.

The security fencing will be left on site for the purchaser. There will be an additional cost of £2400 plus VAT to be added to the sale price payable on completion.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the Vendors of the property take responsibility for any injury however caused.

Local Authority & Public Utilities:

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

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

Historic England,

www.historicengland.org.uk

Directions:

From Hereford head southwest on the A465 through Belmont, after about 0.8 miles turn right onto the B4349. Proceed on the B4349 for about 4.4 miles before turning right onto the B4348. Stay on the B4348 until turning left at the Crossways at Peterchurch. After about 2.0 miles turn right onto Urishay Common continuing straight at the crossroads onto the unnamed road which leads to the property. The property will be situated on your right-hand side after about 0.7 miles.

Viewing:

Viewing of the land may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking to avoid obstructing the access track or public rights of way.

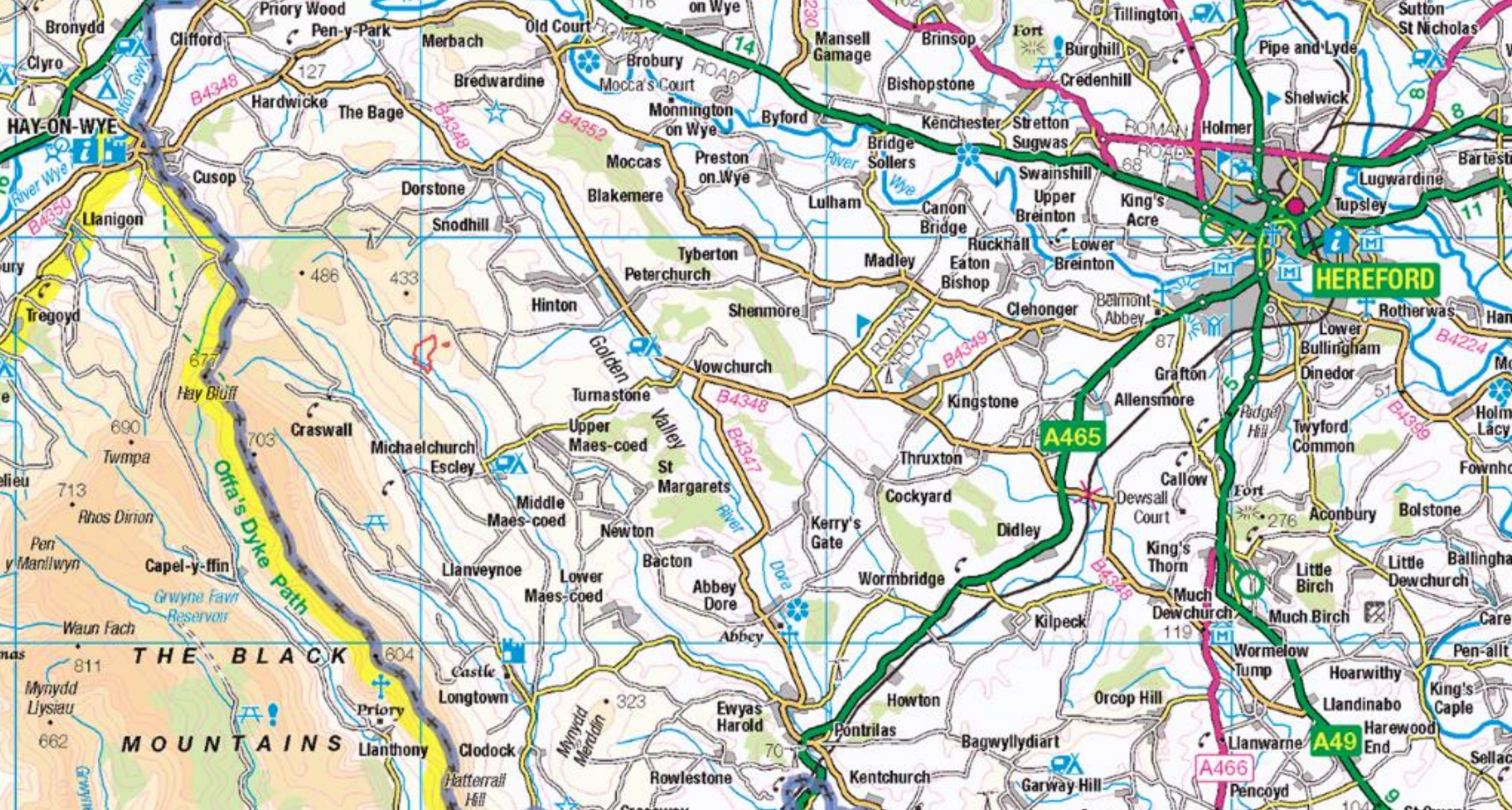
Glibes Farmhouse is only to be inspected externally from outside of the security fencing due to the dilapidated condition of the building, **entry inside the security fencing and inside the property is strictly forbidden.**

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property. The photographs were taken in 2022.

Site Plans:

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



Sunderlands

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