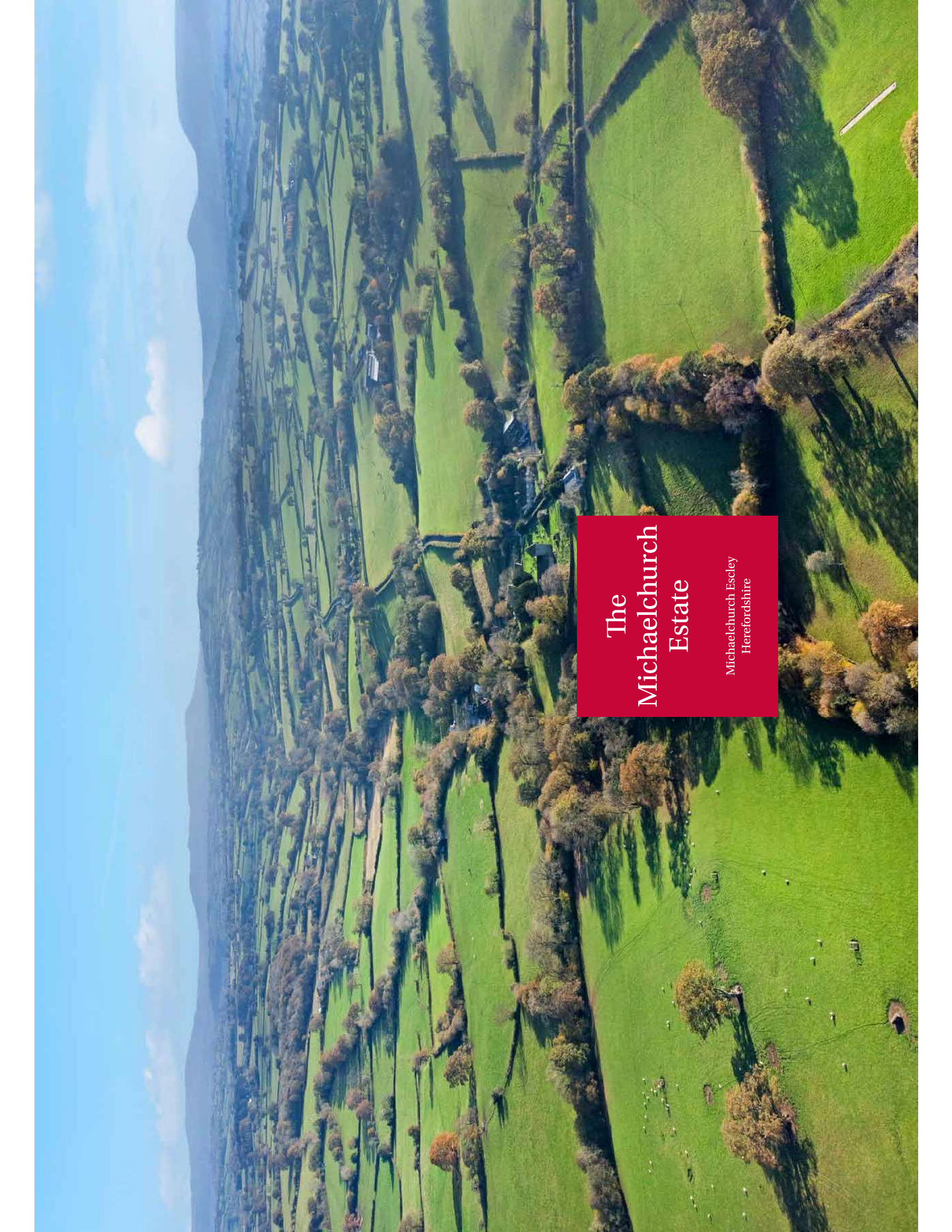




The Michaelchurch Estate

Michaelchurch Escley
Herefordshire

A rare opportunity to acquire a unique Herefordshire estate located in a beautiful position with far-reaching views of the Black Mountains

The Michaelchurch Estate, Michaelchurch Escley, Herefordshire, HR2 0PT

Hay-on-Wye 8 miles, Hereford 16 miles (direct trains to London Paddington),
Bacon 24 miles, Ross-on-Wye 26 miles, Gloucester 40 miles, Cardiff 45 miles

Features:

A detached five-bedroom house with views over its own valley, outbuildings, gardens and grounds

Grade II listed detached farmhouse with four bedrooms and traditional buildings

Traditional farmhouse with three-bedrooms and a range of farm buildings

Six further let residential properties ranging from two to four bedrooms

A substantial range of farm buildings with potential for alternative uses (subject to planning consent)

Traditional let farm (subject to Agricultural Holdings Act 1986 Tenancy) with farmhouse,

range of traditional and modern farm buildings and productive grass land

Sporting opportunities

Productive, undulating grass land

Ancient and broadleaf woodland

All situated in an attractive position in the glorious Golden Valley

About 1,021 acres (413 ha) in total

For sale as a whole or in up to 17 lots



Lot 1 – Cefn Cael Farm
A detached four-bedroom farmhouse, a good range of farm buildings, productive pasture and ancient woodland in a ring fence
About 174.03 acres (70.44 ha)

Lot 2 – Bank Farm
A detached two-bedroom bungalow with a range of farm buildings, productive pasture and ancient woodland
About 195.63 acres (79.15 ha)

Lot 3 – Escley House & Land
A detached five-bedroom detached house with outdoor swimming pool, outbuildings and attractive gardens and grounds with land overlooking the Escley Brook
About 26.66 acres (10.79 ha)

Lot 4 – Firs Cottage
A detached two-bedroom cottage
About 0.13 acres (0.05 ha)

Lot 5 – Land at Firs Farm
Pasture land with road access and river frontage
About 57.52 acres (23.44 ha)

Lot 6 – Firs View
A detached four-bedroom farmhouse with detached garage and garden
About 0.61 acres (0.25 ha)

Lot 7 – Grove Farm
Traditional let farm (subject to Agricultural Holdings Act tenancy) with farmhouse, good range of traditional buildings and outbuildings and productive grass land
About 191.00 acres (77.03 ha)

Lot 8 – Land to the south of Grove Farm
Two parcels of pasture and woodland with road access
About 44.19 acres (17.89 ha)

Lot 9 – Land & woodland at Michaelchurch Court
A block of gently undulating pasture with veteran trees and ancient woodland
About 152.19 acres (61.59 ha)

Lot 10 – New Barns Farm
Two-bedroom cottage, farm buildings, productive pasture and woodland
About 86.88 acres (35.16 ha)

Lot 11 – Bridge Farm
A Grade II listed stone farmhouse with four bedrooms, courtyard, farm buildings, three paddocks and adjoining paddocks
About 16.88 acres (6.80 ha)

Lot 12 – Land south of Michaelchurch Court
Three parcels of productive pasture with road access
About 28.63 acres (11.59 ha)

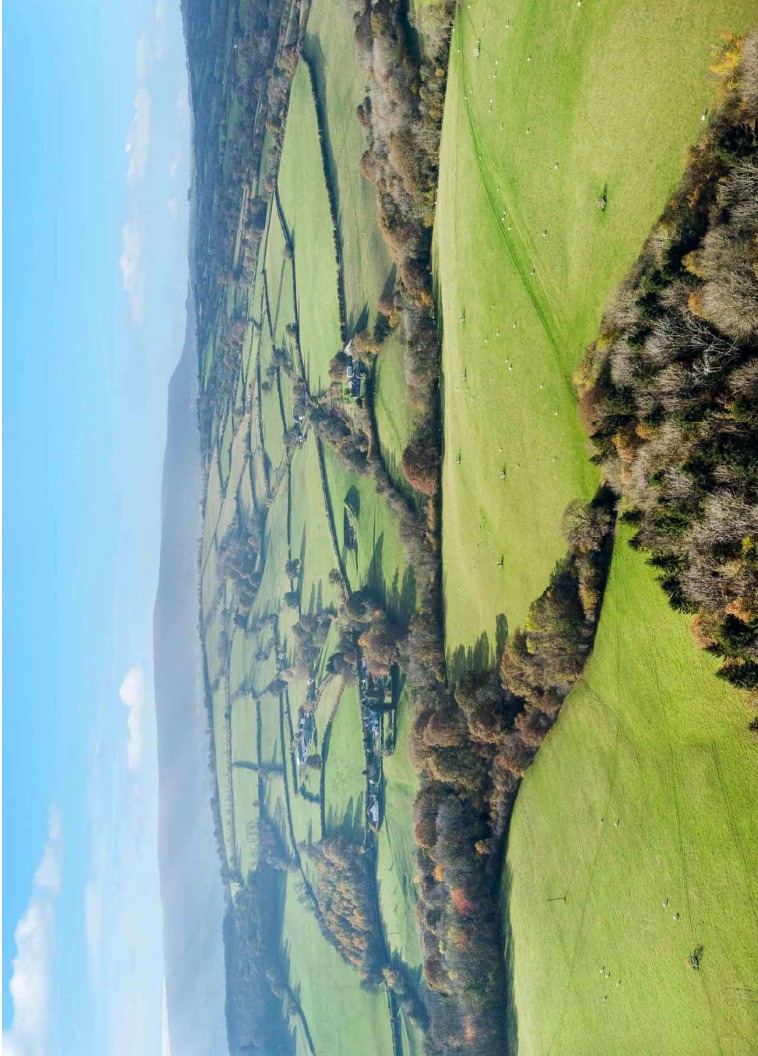
Lot 13 – Land either side of Michaelchurch Court
Two parcels of attractive parkland
About 31.79 acres (12.88 ha)

Lot 14 – The Lodge
A Grade II listed detached three-bedroom cottage
About 0.41 acres (0.16 ha)

Lot 15 – Church Cottage
A detached four-bedroom cottage
About 0.2 acres (0.08 ha)

Lot 16 – Paddock south of the village
Two grass paddocks with road frontage adjacent to Escley Brook
About 10.79 acres (4.37 ha)

Lot 17 – Paddock adjacent to The Bridge Inn
A single grass paddock with some amenity potential
About 2.32 acres (0.94 ha)





Situation
The Michaelchurch Estate is located around the village of Michaelchurch Escley, which is home to a primary school, public house and church. 8 miles south-east of the town of Hereford, the estate is accessed via the River Wye, famous for its trout and fly fishing. The estate is bordered to the north by the Hereford, Midlands, Bristol and South Wales Freeway, with a number of veterinary practices, shops, restaurants, cafés, eateries, and services including dental surgeries, and a medical practice. The cathedral city of Hereford lies 15 miles north-east and provides direct trains to London and Cardiff airports are all within approximately 90 minutes drive.

Schools
The estate is close to a number of well-regarded schools in the area including Hereford Cathedral School, Haberdashers' Monmouth School and Hereford Cathedral Junior School. Michaelchurch Escley is a village with a primary school and outstanding Ealdred High School in Peterchurch.

Sporting & recreation
The estate provides a number of recreational and sporting opportunities. The surrounding Black Mountains and the surrounding area provide some beautiful walking and cycling country in the Golden Valley and the River Wye also provides good recreational activities and is easily accessed. National Hunt racing is available 16 miles east at Hereford Racecourse and Cheltenham Racecourse is further afield.

The Michaelchurch Estate
The estate is a unique opportunity to acquire an impressive estate in Herefordshire's Golden Valley, with far-reaching views of the Black Mountains in the valley of the Easley Brook. The estate has potential for a variety of income sources and is situated on the income already generated across the farms and residential property.

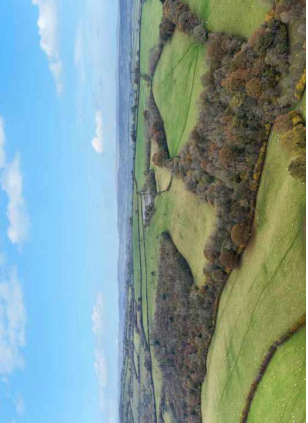
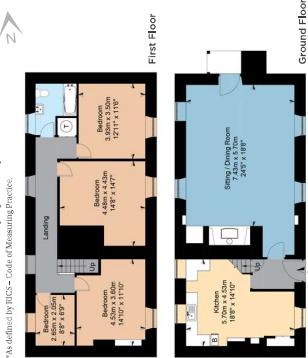
Lot 1 - Cefn-Crist Farm
About 17.00 acres (70.41 ha)
Cefn-Crist Farm lies on the north-eastern boundary of the Michaelchurch Estate, approached down a private farm drive. The traditional farmhouse is of over two floors. The entrance hall provides access to the kitchen and sitting room with a large inglenook fireplace. On the first floor are three good sized double bedrooms, a bathroom and a family bathroom. The garden is situated to the south-east of the farmhouse and enjoys views across to the Black Mountains.

Farm buildings
The farm buildings at Cefn-Crist comprise a range of outbuildings including: 6 bay steel portal framed general purpose building, 7 bay steel portal framed building, 8 bay steel portal framed building with adjoining Dutch Barn (7 bay) with lean-to.

The farm buildings have been designed for a range of purposes, some with the correct permissions they could provide the scope for alternative uses.

The buildings are currently occupied by the vendors and are to be sold as they are, which is due to expire on 10th April 2025. Further details are available from the vendors' agents.

Floorplans for Cefn-Crist Farmhouse
The Farmhouse is 1,679 sq ft / 156 sq m. This is a rough guide only. Not to scale.



Land
The land at Cefn-Crist Farm comprises approximately 134 acres of productive pasture within a ring fence. The land is situated on the eastern boundary and the land is partly bounded by the Easley Brook to the west. The land is undulating and is classified as Grade 3 and 4 on the Agricultural Land Classification Maps.

A paddock is sited east of the main block of land and extends to approximately 4.82 acres, with road access.

Woodland
The woodland at Cefn-Crist Farm extends to approximately 34 acres including Pont-y-Cefn Wood. Additional mixed woodland is interspersed across the land.



Lot 2 - Bank Farm
About 195.6 acres (79.15 ha)

Bank Farm is a substantial stock farm located on the east side of Escley Brook, with a bungalow and set of buildings positioned centrally within its land.

Bank Farm Bungalow comprises: Kitchen, sitting room, bathroom and three double bedrooms. A single garage adjoins the bungalow.

The property is currently occupied on an assured Shorthold Tenancy (AST).

Farm buildings

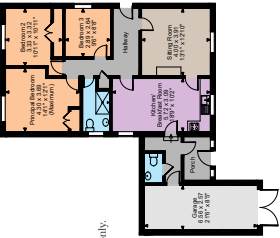
The buildings at Bank Farm are situated on the east side of Escley Brook and comprise a range of farm buildings including: 5 bay open framed steel portal framed livestock building, 7 bay open fronted steel framed building with adjoining store and a 3 bay open span steel portal framed building.

Floorplans for Bank Farm Bungalow

Approximate Gross Internal Area*:
House: 1,038 sq ft / 96 sq m
Garage: 181 sq ft / 17 sq m
Total: 1,219 sq ft / 113 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS -
Code of Measuring Practice.



Land

Located on the eastern edge of the woodland, the land at Bank Farm extends to a block of approximately 159 acres of undulating and productive pasture land. The land is classified as Grade 3 and 4 on the Agricultural Land Classification. The land is currently used for grazing and is bordered with internal field gates. Field parcel 3241 is off-lying to the east of the main block with direct road access.

Woodland

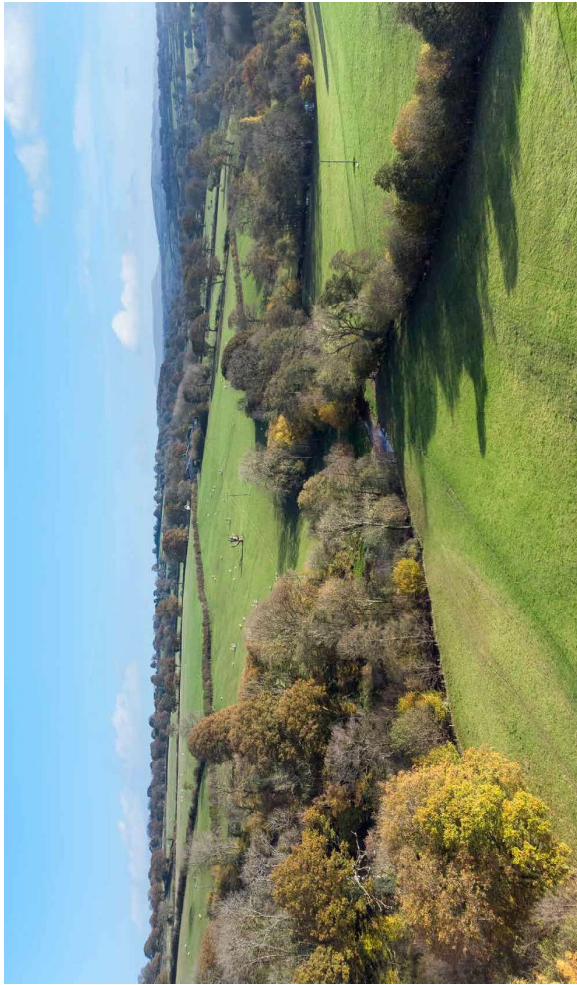
There are two blocks of ancient woodland, one of which is the Cae Tello Wood and Wern for Wood, with additional mixed areas of woodland interspersed. Parcel 3620 lies east of the road comprising a small parcel of woodland. In total the woodland extends to approximately 39 acres.



*As defined by RICS – Code of Measuring Practice.



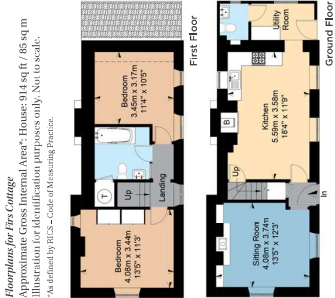
Land The land at Esley House slopes in an easterly direction, towards the Esley Brook which forms the eastern boundary. The land extends to approximately 16 acres of attractive pasture land, split over four enclosures. The woodland at Esley House comprises a block of ancient and semi-natural woodland, known as Bank Wood. The woodland extends to approximately 6 acres and is situated east of the Esley Brook.



Lot 4 - Firs Cottage
About 0.13 acres (0.05 ha)

Firs Cottage is located at the end of the driveway to Escley House in the northern half of the village. The cottage is a detached, two-bedroom cottage, arranged over two floors. The ground floor and two bedrooms and a family bathroom located on the first floor. The property benefits from private parking.

The property is currently occupied on an Assured Shorthold Tenancy (AST).



Lot 5 - Land at Firs Farm
About 57.92 acres (23.4 ha)

Comprising approximately 53 acres, the land is situated directly east from the lane and split into four parcels. Two parcels are separated by a stream, the Escley Brook which forms the eastern boundary. The land is accessed via the road on the western boundary with internal gateways providing access to the remaining land.

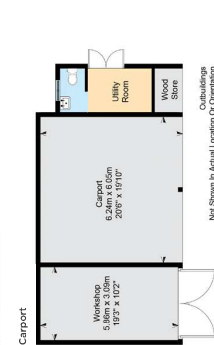


Lot 6 - Firs View
0.61 acres (0.25 ha)

Firs View comprises a timber framed four bedroom detached farmhouse arranged over two floors, with the utility, kitchen, sitting room and dining room on the ground floor. Stairs from the dining room lead up to the first floor (one with en-suite) and a family bathroom.

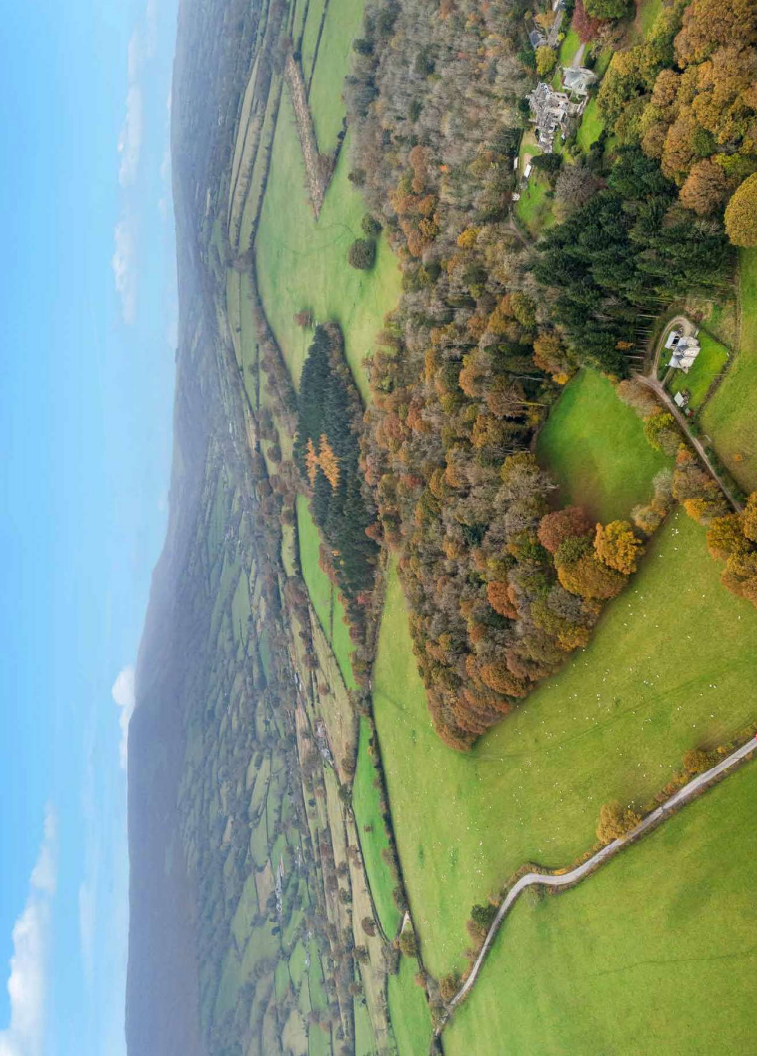
Outside there is a garden laid to lawn and a detached timber framed garage with adjoining workshop, utility and log store.

Floorplans for Firs View
Approximate Gross Internal Area*: House: 2,583 sq ft / 240 sq m
Carport: 698 sq ft / 65 sq m
Total: 2,583 sq ft / 240 sq m
Illustration for identification purposes only. Not to scale.
*As defined by RICS - Code of Measuring Practice



Lot 8 - Land to the south of Grove Farm
About 44.19 acres (17.89 ha)

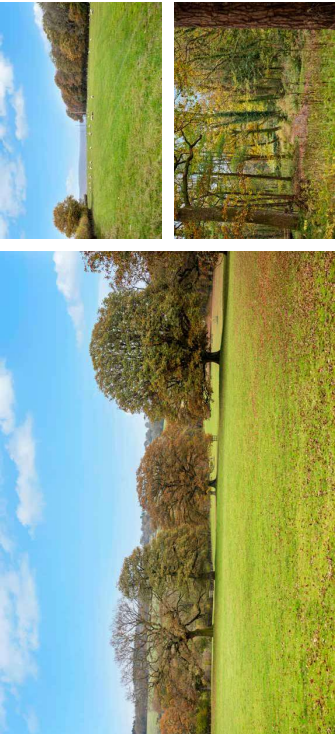
The land south of Grove Farm extends to approximately 38 acres of productive pasture and 3 acres of woodland situated to the north-east boundary. The land is split into two pastures by a stone wall and access to the west and is classified as Grade 3 and 4 on the Agricultural Land Classification.



Lot 9 - Land and woodland at Michaelchurch Court
About 152.19 acres (61.59 ha)

Land
A block of productive pasture with approximately 90 acres of ground undulating pasture with road access to the south.

Woodland
A block of mixed woodland and ancient woodland extending to about 60 acres of mixed woodland with established rides. Lot 9 includes three blocks of ancient woodland; Holly Wood, Ashen Copple and Court Wood.



Lot 10 - New Barns Farm
About 86.88 acres (35.16 ha)

New Barns Cottage
*Approximate Gross Internal Area**
 House: 988 sq ft / 90 sq m

Illustration for identification purposes only.
 Not to scale.

*As defined by RICS - Code of Measuring Practice.

The property is currently occupied on an Assured Shorthold Tenancy (AST).



Farm buildings
 The farm buildings comprise a large stone building and a smaller steel portal framed general purpose building. The buildings provide scope for alternative uses, subject to obtaining the necessary planning permissions.

The buildings are currently occupied under a Farm Business Tenancy which is due to expire on 10th April 2025. Further details are available from the vendors' agents.

Land
 The land at New Barns Farm forms an attractive block of productive pasture with interspersed areas of woodland. The land extends to approximately 86.88 acres, of which approximately 3 acres of woodland. There are various access points to the land with the two main entrances taken from the Craswell Road and Ty Gwador, Sharns road to the west.





Lot 11 – Bridge Farm
About 16.88 acres (6.83 ha)

Bridge Farmhouse
Bridge Farmhouse is a Grade II listed stone building with original period features. The farmhouse is built of stone under a tiled roof.

The accommodation extends to a sitting room, kitchen, a large entrance hall with access to the large farmhouse kitchen with an Aga and secondary ovens. Adjoining the kitchen is the sitting room with exposed ceiling beams and floorboards and a large stone fireplace. There is a study and rear hall which provides access to the utility room and WC. The accommodation comprises four double bedrooms over two floors.

Three of the bedrooms have en-suite bathrooms and a traditional family bathroom on the first floor.

Bridge Farmhouse is currently used for self-catering accommodation and could provide family living space, a self-catering holiday home and houses the boiler.

The garden is situated to the north west of the house and small garden to the front. A large private parking area is provided to the front of the house within the courtyard.

Bridge Farm is occupied under the Landlord and Tenant Act 1954 lease. Further details are available from the vendors' agents.

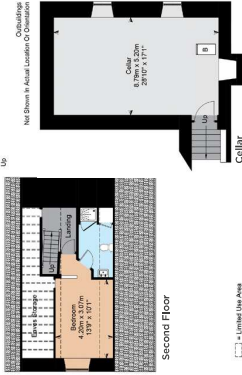
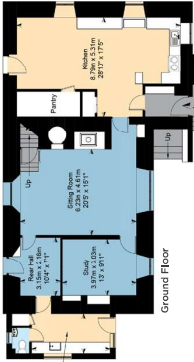
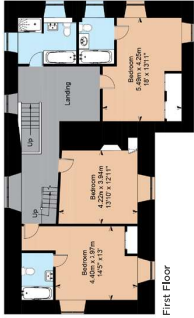


Floorplans for Bridge Farmhouse

Approximate Gross Internal Area*:
House: 3,046 sq ft / 283 sq m
Cellar: 484 sq ft / 45 sq m
Total: 3,530 sq ft / 328 sq m
(includes limited use area) 172 sq ft / 16 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



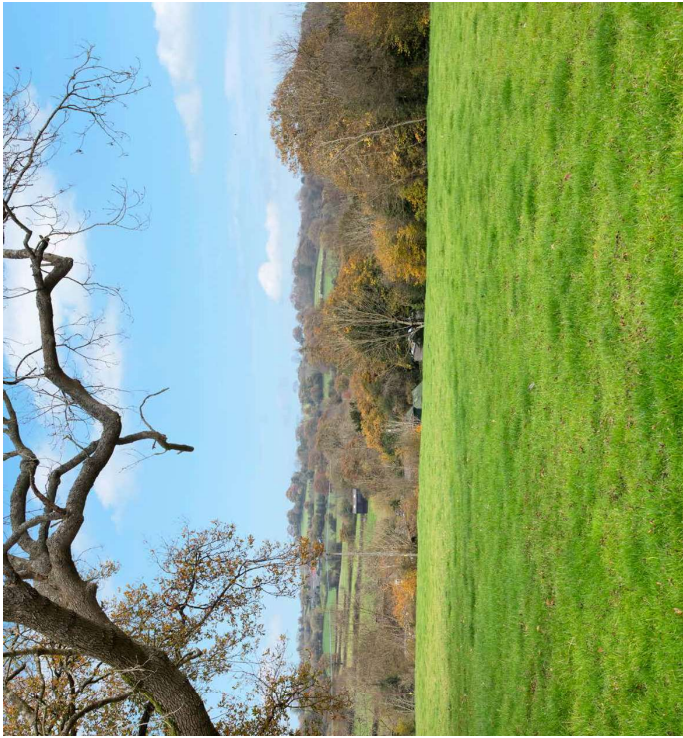
Farm buildings
Situated to the west of the house is a large stone building which comprises four timber stables with adjoining store room, 6 bay steel portal framed general purpose building and a traditional stone building with double span door and store.

Additional buildings are situated to the south-east of Bridge Farmhouse with their own access from the public road. The buildings comprise a Dutch barn with adjoining lean-to and open-sided 2 bay general purpose building.

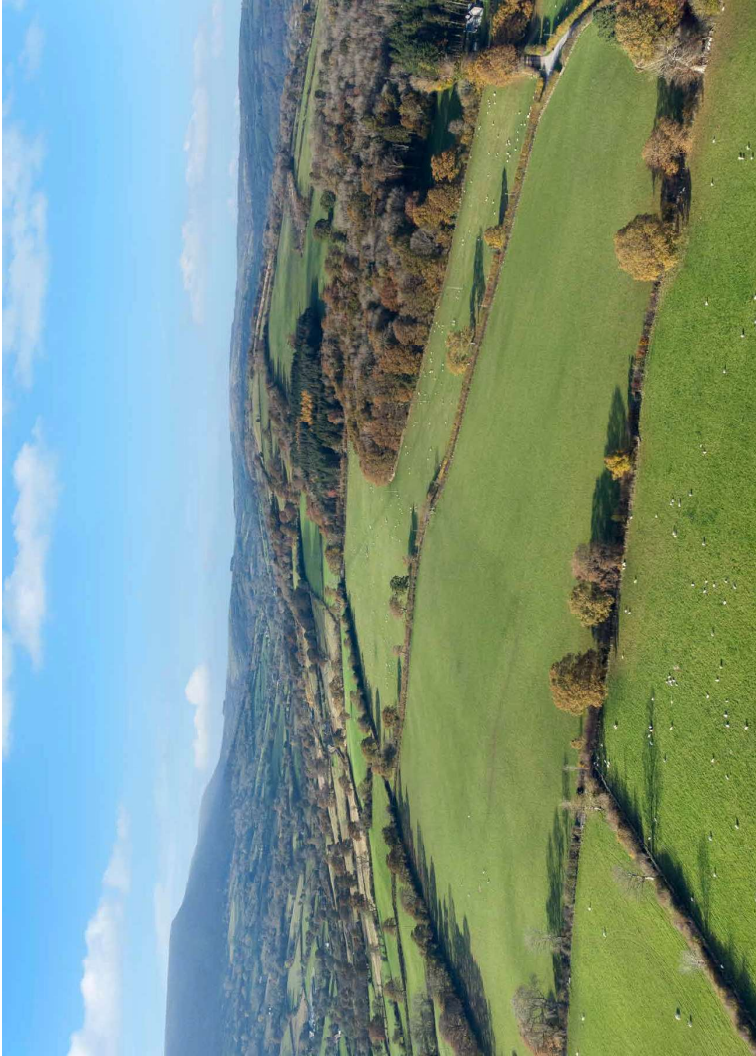
The buildings have been utilised mainly for agricultural purposes however with the correct permission they could provide the scope for alternative uses.

Land

Beyond the farm buildings is approximately 15 acres of productive agricultural land, mostly grassland. The land is split into three fenced and enclosed paddocks or amenity use as pony paddocks or amenity use to the farmhouse and farm buildings. The boundaries are fenced and hedged with internal first gates.



Lot 12 - Land south of Michaelchurch Court
About 20.65 acres (1.59ha)
 Extending to approximately 20.63 acres the land is split into three enclosures with road access to the south. There are infill trees and a large mature tree in the block of gently sloping pasture land.



Lot 13 - Land to the side of Michaelchurch Court driveway
About 31.79 acres (12.88 ha)
 Extending to approximately 26 acres, the pasture land forming Lot 13 is split into three enclosures. It is a block of mixed woodland extending to approximately 5 acres to the eastern corner.



The purchaser of Lot 13 will be obliged to erect a stone wall and a boundary marked 'A'. For more sale plan. Further details are available from the vendor's agent.

Lot 14 - The Lodge
About 0.11 acres (0.16 ha)

The Lodge is a Grade II listed detached two-bedroom cottage of timber-frame with a slate roof. The Lodge is set out over two floors with a kitchen, dining room, sitting room and two double bedrooms, and a single bedroom on the first floor. Outside is a good sized garden to the rear of the property.

The property is currently occupied on an Assured Shorthold Tenancy (AST).

Floorplans for The Lodge
Approximate Gross Internal Area:
First Floor: 1,151 sq ft / 107 sq m
Ground Floor: 54 sq ft / 5 sq m
Total: 1,151 sq ft / 107 sq m
Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.

First Floor

Ground Floor



Lot 15 - Church Cottage
About 0.2 acres (0.26 ha)

Church Cottage sits adjacent to St Michael's Church, opposite Bridge Farm. Church Cottage is set out over two floors with a kitchen, dining room, sitting room and rear hall on the first floor. Church Cottage benefits from an attached garage to the western elevation.

The property is currently occupied on an Assured Shorthold Tenancy (AST).

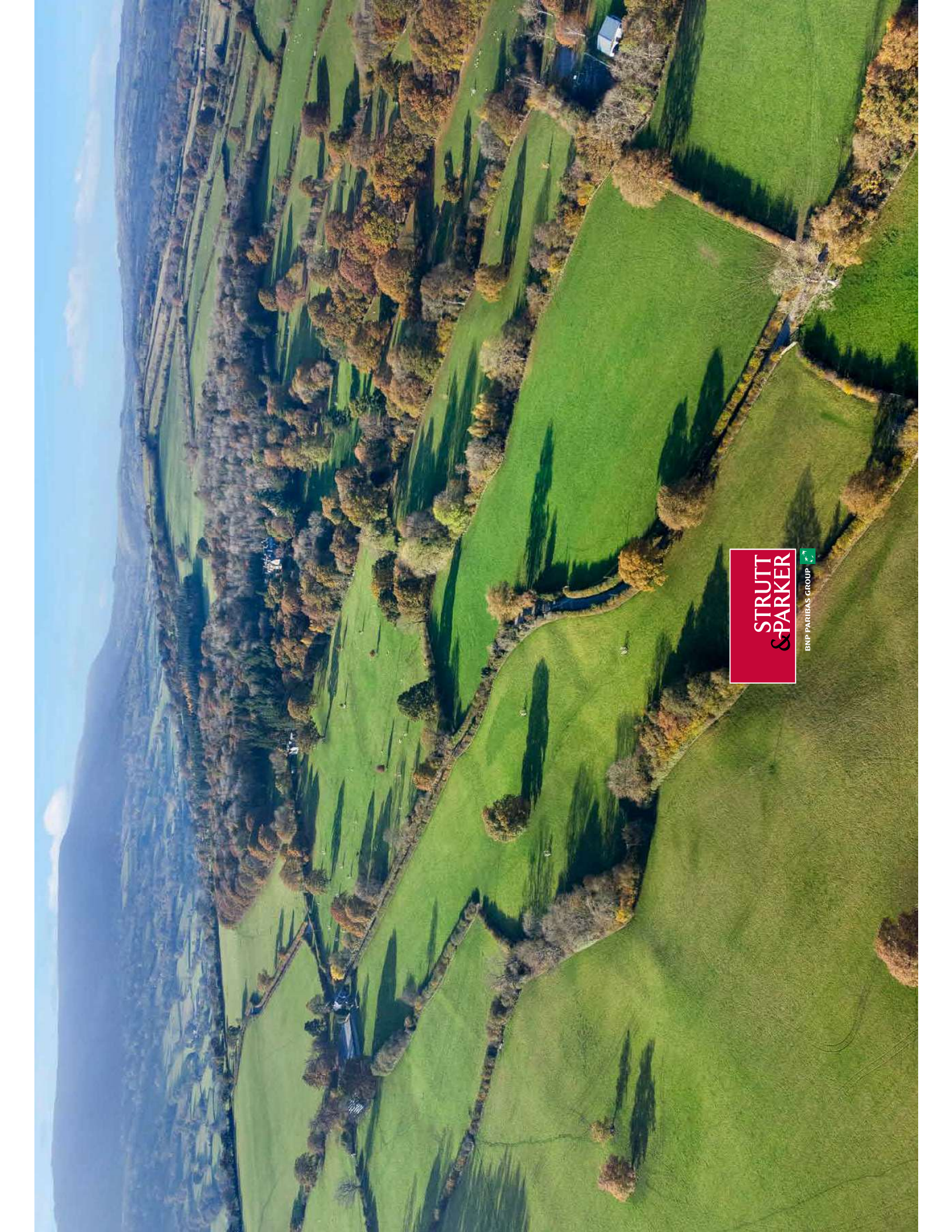
Floorplans for Church Cottage
Approximate Gross Internal Area:
First Floor: 1,151 sq ft / 107 sq m
Ground Floor: 54 sq ft / 5 sq m
Total: 1,151 sq ft / 107 sq m
Illustration for identification purposes only.
Not to scale.

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First Floor

Ground Floor





**STRUTT
& PARKER**

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