



Estate Agents

Taylor & Co

Abergavenny

Lot 1, Longtown
Herefordshire HR2 0NU

Guide Price
£400,000

Lot 1, Longtown

Hereford, Herefordshire HR2 0NU

This property is being sold via the Modern Method of Auction

Available in two Lots | Rural location in the Golden Valley Village of Longtown with road access to Abergavenny & Hereford

Lot 1: A stone barn with planning consent for change of use to residential, together with 11.4 acres of pastureland

Lot 2: Caravan dwelling, outbuildings, remains of the original mill, together with 15.6 acres of pastureland & woodland

For Sale in two Lots, Old Mill Farm presents a great opportunity to live in a highly favoured rural idyll in the delightful and picturesque Golden Valley village of Longtown. Offering the possibility of considerable development potential and a variety of options as to the land area with both Lots having direct access to a river, buyers will be attracted to this rare opportunity to create a primary residence, or a venture suited to leisure, agriculture, or tourism purposes, subject to consent if a change of use is sought.

In total, Old Mill Farm comprises about 27 acres of land, mostly down to sloping permanent pastureland suitable for grazing with horses, cattle and sheep, some of which is capable of being mown for hay, as well as some areas of trees and tracks and other unproductive land. Until recently, the property was being used as a farming business and the land is in reasonable condition having been well grazed in recent years. The two Lots are divided by the parish road and include the ruins of the original mill from which the property takes its name, together with a residential caravan, a substantial stone barn with planning consent for change of use to residential, and other small sheds.

The Lots are for sale through iamsold LTD by the Modern Method of Auction. The starting bid prices are as follows: Lot 1 £400,000 plus reservation fee; Lot 2 £225,000 plus reservation fee. For further details or to register to bid, please contact the agent.

SITUATION | Old Mill is situated about 1 mile from the rural village of Longtown in South Herefordshire which lies about 5 miles off the A465 Abergavenny to Hereford trunk road. Longtown is a small rural community, ideally placed close to the Welsh border and the Brecon Beacons National Park with road links to the Monmouthshire market town of Abergavenny (about 9 miles) and the Cathedral City of Hereford (about 22 miles). Longtown has an active village community with a primary school, pub, village hall and outdoor learning centre as well as several small businesses. The greater area is widely favoured by outside sports enthusiasts, walkers and hill runners alike who are drawn to the River Monnow and the Cat's Back, thought to be one of the most spectacular walks of the Black Mountains.

For comprehensive shopping and leisure facilities, Abergavenny has a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week and a highly regarded world-famous annual Food Festival. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment.

Railway stations at Hereford and Abergavenny have regular services into central London via Newport, whilst road links in Abergavenny give easy access to the motorway for Bristol, Birmingham, the Southwest and London and "A" routes for Monmouth, Cwmbran and Cardiff.

In more detail, the Lots are divided for sale as follows:

LOT 1 STONE BARN WITH PLANNING CONSENT FOR CHANGE OF USE TO RESIDENTIAL PLUS 11.4 ACRES OR THEREABOUTS

GUIDE PRICE £400,000

Currently comprising:

A traditional Stone Barn 29'5" x 15'1" | internal with drive through barn doors on each side. **Attached Cowhouse 15' x 15'** on a slightly lower level with **lean-to Calf Cot 9'10" x 8'2"** also with attached low partly **open fronted shed 20' x 10'**.

The plans provide for a two storey, three bedroom, barn conversion all with en-suite facilities to the first floor with an open plan lounge/diner, kitchen, and separate utility room, together with an office space and a further bathroom to the ground floor.

A copy of the Planning Consent is available on request. For further guidance and advice, buyers are directed to Herefordshire County Council Planning Department under planning reference P211091/PA4 (application code 211091).

LAND

11.4 acres or thereabouts of pastureland conveniently divided into a number of separate enclosures and with a long frontage to the Olchon Brook.

LOT 2 CARAVAN DWELLING PLUS 15.6 ACRES OR THEREABOUTS
GUIDE PRICE £225,000

CARAVAN DWELLING

A basic but habitable residential caravan offering a living area with kitchen, two bedrooms and a bathroom. There is an LPG gas fire and boiler providing heating and hot water. We are advised that a caravan has been sited on the property for many years, is registered for council tax and as such the residential use has become established.

OUTBUILDINGS

Store Shed 17' 9" x 12' 0" situated close to the caravan, of concrete block construction, timber clad externally and with a concrete floor and shallow pitched roof. Included are the stone ruins of the original mill from which the property takes its name

Open timber framed shed/shelter with earth floor and sheeted roof.

LAND

15.6 acres or thereabouts being a mixture of pasture and woodland with a frontage to the Olchon Brook. A driveway over which the neighbouring property has a right of way crosses this Lot.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

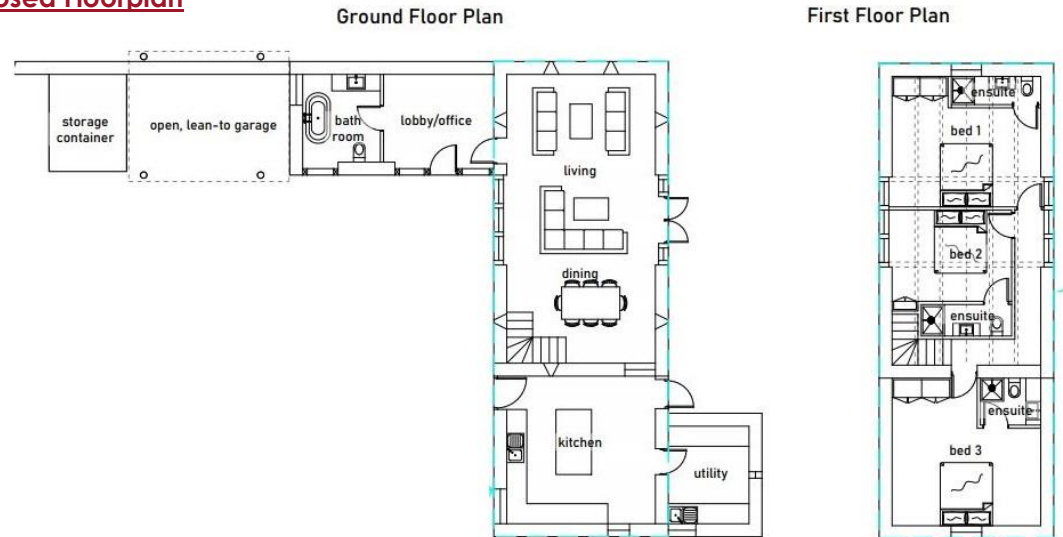
Lot 2 Services | The caravan is understood to be connected to mains electricity. There is a private water supply and a private drainage system.

Lot 2 Council Tax | Band A (Herefordshire County Council)

EPC Rating | Band N/A

Viewing Strictly by appointment with the Agents
Taylor & Co: 01873 564424
abergavenny@taylorandcoproperty.co.uk

Stone Barn Proposed Floorplan



IMPORTANT NOTICE

ONLINE AUCTION | This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being

subject to change. The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

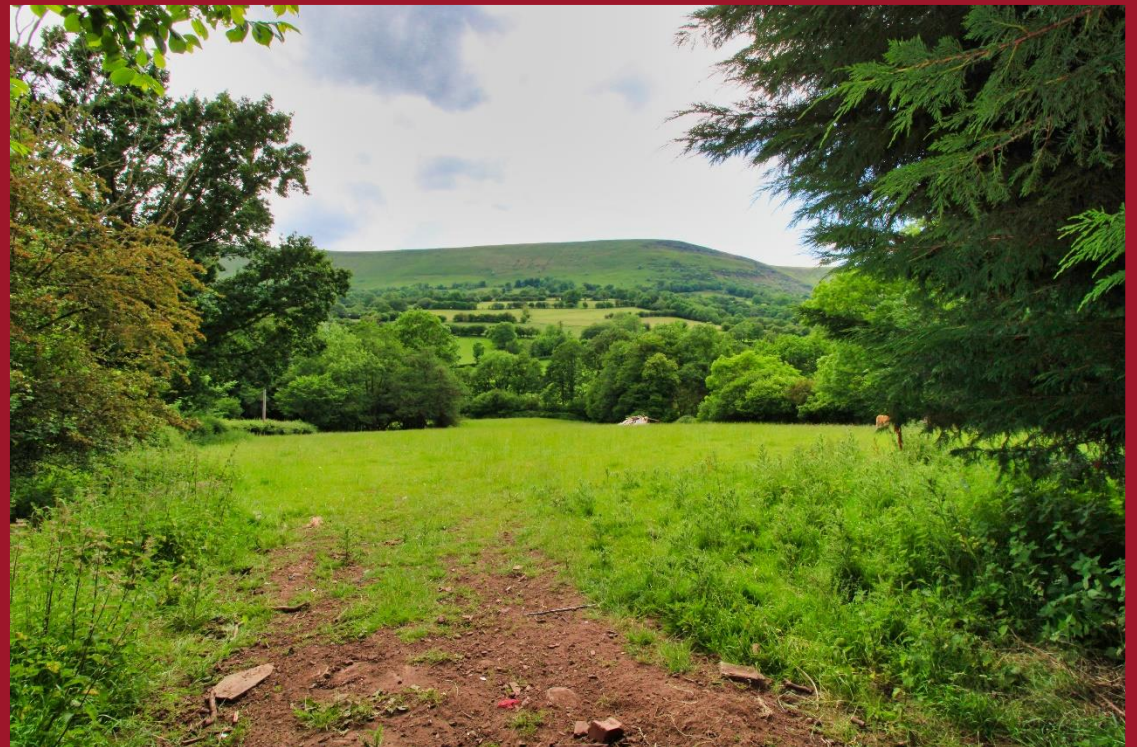
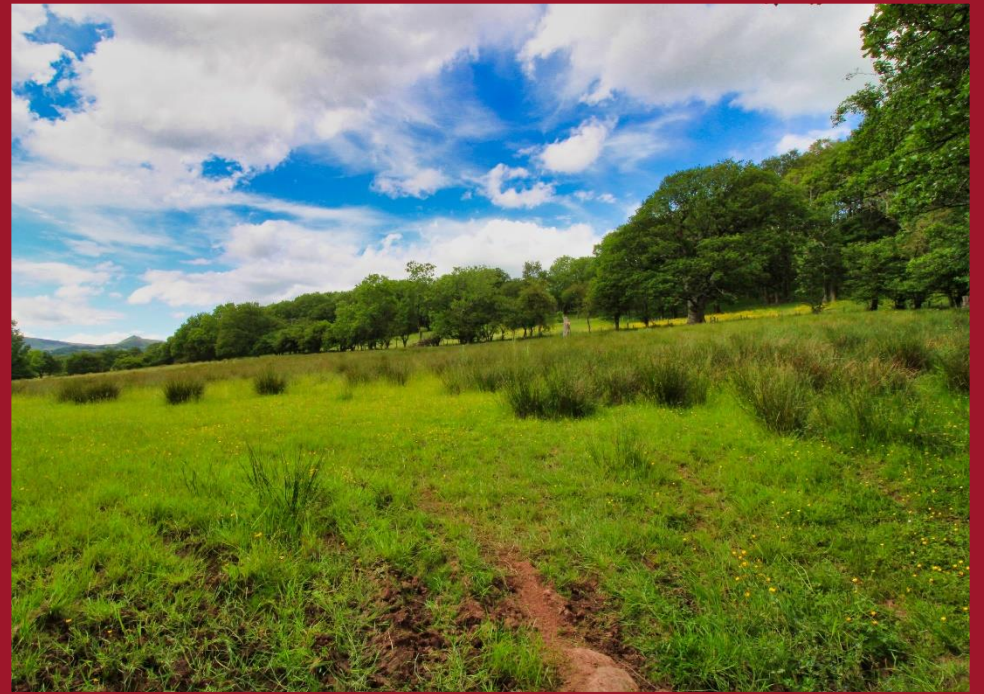
PLANS AND PARTICULARS The particulars are believed to be correct, but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





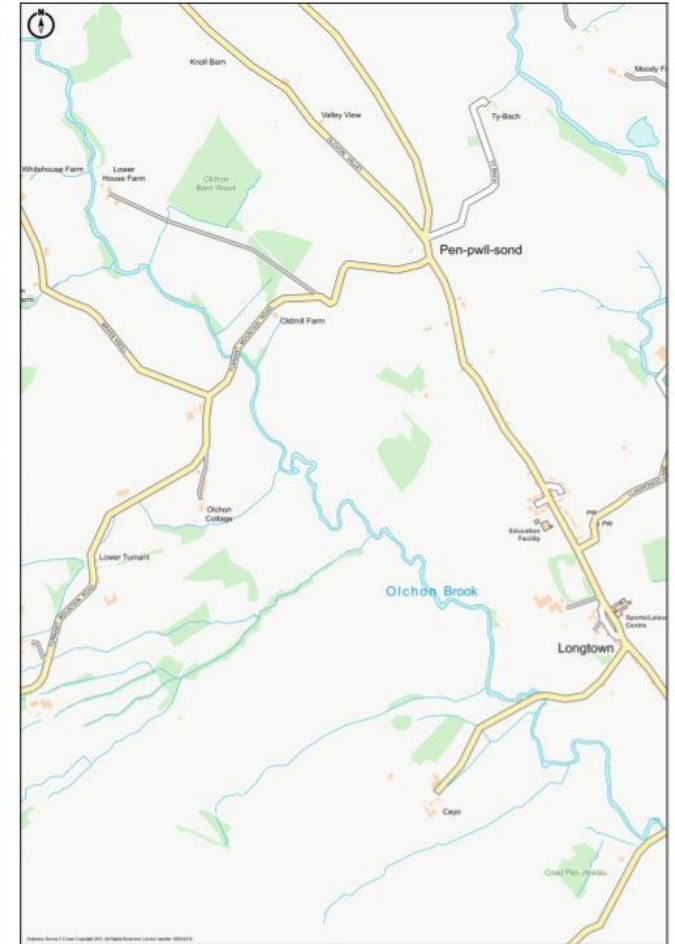






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