



# The Michaelchurch Estate

Michaelchurch Escley  
Herefordshire

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

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

Hay-on-Wye 8 miles, Hereford 16 miles (direct trains to London Paddington),  
Brecon 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

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***Lot 1 – Cefn-Ceist 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 period 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 57.92 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 and modern farm buildings and productive grass land  
About 191.80 acres (77.63 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, timber stables and adjoining paddocks  
About 16.88 acres (6.83 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 – Paddocks 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 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. Michaelchurch Escley is some 8 miles south-east of the town of Hay-on-Wye, famous for its Literary Festival, with a range of shops, eateries, and services including dental surgeries, and a medical practice. The cathedral city of Hereford lies 15 miles north-east and provides a more extensive range of

amenities including supermarkets, schools and access to the wider transport network.

The national motorway network is accessed from Ross-on-Wye via the M50, providing access to the West Midlands, Bristol and South Wales. The mainline train station in Hereford provides direct trains to London Paddington. Bristol, Birmingham and Cardiff airports are all within approximately 90 minutes' drive.

**Sporting & recreation**

There are ample local recreational and sporting opportunities. The imposing Black Mountains and the surrounding area provide some beautiful walking and cycling country in the Golden Valley and Brecon Beacons National Park. 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.

**Schools**

There are a number of well-regarded schools in the area including Hereford Cathedral School, Haberdashers' Monmouth School and Hereford Cathedral Junior School. Michaelchurch Escley is within the catchment for the Ofsted outstanding Fairfield High School in Peterchurch.

**The Michaelchurch Estate**

The Michaelchurch Estate offers 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 Escley Brook. The estate has potential for alternative income streams and to expand on the income already generated across the farms and residential property.

**Lot 1 – Cefn-Ceist Farm**  
*About 174.03 acres (70.44 ha)*

Cefn-Ceist Farm lies on the northeastern boundary of the Michaelchurch Estate, approached down a private farm drive. The traditional farmhouse is of stone construction, arranged 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 single bedroom/study and a family bathroom. The garden is situated to the south-east of the farmhouse and enjoys views across to the Black Mountains.

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

**Farm buildings**

The farm buildings at Cefn-Ceist Farm are located to the north of the farmhouse and share the same access. There are a range of outbuildings including: 8 bay steel portal framed general purpose building, 7 bay steel portal framed livestock building and a double span 8 bay steel portal framed livestock building with adjoining Dutch Barn (7 bay) with lean-to.

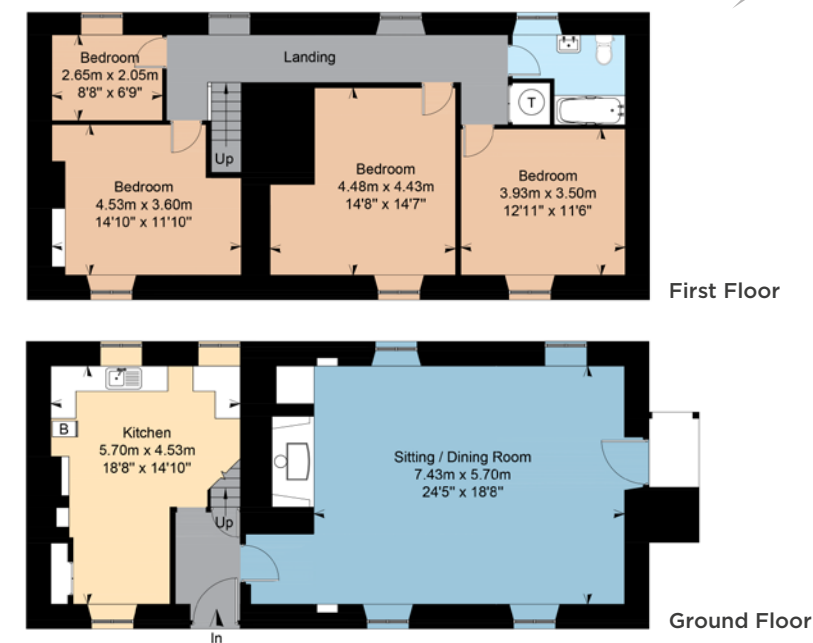
The farm buildings have been utilised for agricultural purposes, however with the correct permissions they could provide the scope for alternative uses.

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.

**Floorplans for Cefn-Ceist Farmhouse**

Approximate Gross Internal Area\*: House: 1,679 sq ft / 156 sq m  
Illustration for identification purposes only. Not to scale.

\*As defined by RICS - Code of Measuring Practice.



**Land**  
The land at Cefn-Ceist Farm comprises approximately 134 acres of productive pasture within a ring fence. There is road frontage to the eastern boundary and the land is partly bounded by the Escley 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 off-lying east of the main block of land and extends to approximately 4.82 acres, with road access.

**Woodland**

The woodland at Cefn-Ceist Farm extends to approximately 34 acres including Pont-y-Cefn Wood, an ancient block of woodland. Additional mixed woodland is interspersed across the land.





**Lot 2 – Bank Farm**  
About 195.63 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 to the south-west of the Bungalow and comprise a range of farm buildings including: 5 bay open fronted steel portal framed livestock building, 7 bay open fronted steel framed building with adjoining stores and a 5 bay double span steel portal framed building.

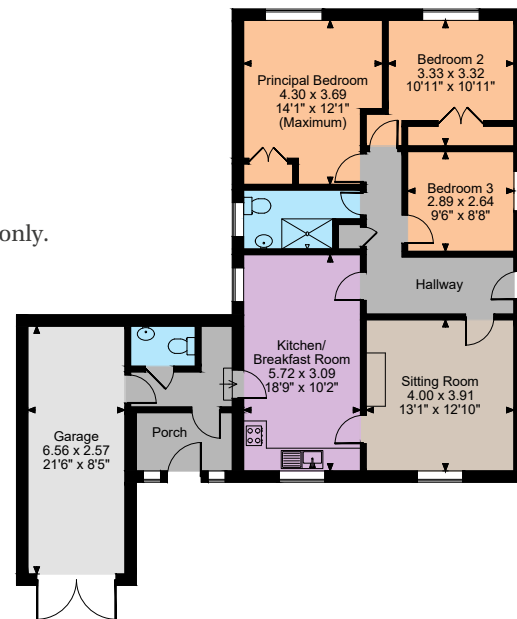
The farm buildings have been utilised mainly for agricultural purposes and are currently occupied under a Farm Business Tenancy which is due to expire on 10th April 2025. Further details are available from the vendors' agents.

**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 Michaelchurch Estate, 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 and the boundaries are fenced and hedged 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 situated at Bank Farm; Cae-Teilo Wood and Wern Ifor 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 30 acres.



**Lot 3 – Escley House & land**  
**About 26.66 acres (10.79 ha)**

Escley House occupies a central position on the Estate, with far-reaching views over the valley in an elevated position. The period house is built partly of stone and partly of brick, under a tiled roof with white washed elevations. The ground floor accommodation comprises an entrance hall, sitting room, dining room, utility room, kitchen, study, with the first floor accommodating the principal bedroom, bathroom and four double bedrooms.

To the northern part of the garden is an outdoor swimming pool, pool house and lean-to garden store. There are a range of outbuildings including a workshop, garage, timber stables with feed/tack room and general store. In addition, there is a brick office/store situated close to the entrance of the main drive.

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

**Floorplans for Escley House**

Approximate Gross Internal Area\*:  
 Main house: 3,500 sq ft / 325 sq m  
 Garage: 536 sq ft / 50 sq m  
 Outbuilding: 1,560 sq ft / 145 sq m  
 Stables: 374 sq ft / 35 sq m  
 Balcony: 25 sq ft / 2 sq m  
 Total: 5,970 sq ft / 555 sq m

Illustration for identification purposes only.  
 Not to scale.

\*As defined by RICS – Code of Measuring Practice.



**Land**

The land at Escley House slopes in an easterly direction, towards the Escley Brook which forms the eastern boundary. The land extends to approximately 16 acres of attractive pasture land, split over four enclosures.

The woodland at Escley 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 Escley Brook.

**Lot 4 – Firs Cottage**  
About 0.13 acres (0.05 ha)

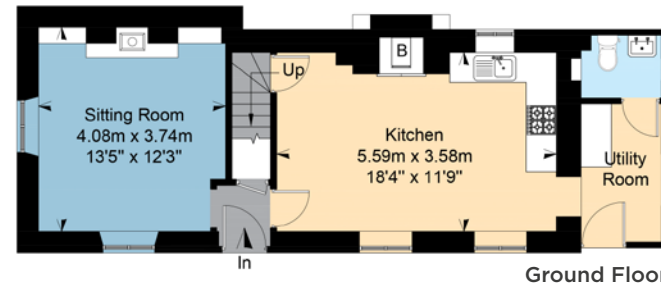
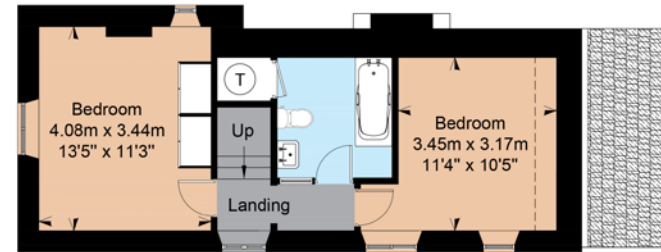
Firs Cottage is located at the end of the driveway to Escley House in the northern half of the village. The cottage is a detached, two-bedroom cottage, arranged over two floors with the kitchen, utility room on the ground floor and two bedrooms and a family bathroom located on the first floor. The property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

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

**Floorplans for Firs Cottage**

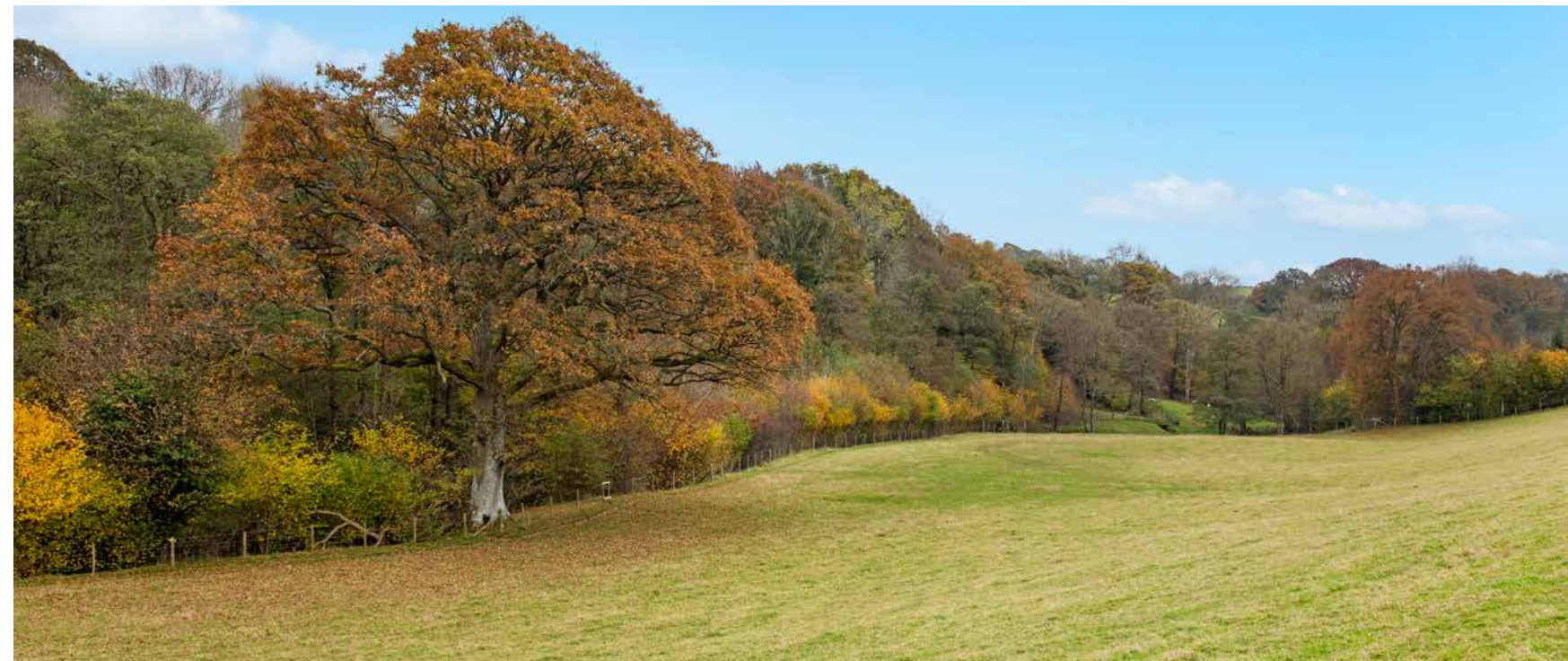
Approximate Gross Internal Area\*: House: 914 sq ft / 85 sq m  
Illustration for identification purposes only. Not to scale.

\*As defined by RICS – Code of Measuring Practice.



**Lot 5 – Land at Firs Farm**  
About 57.92 acres (23.44 ha)

Comprising approximately 53 acres, the land is situated directly east from the lane and split into four enclosures. The pasture is gently undulating down to 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 four bedrooms (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.

Firs View is subject to an Agricultural Occupancy Condition.

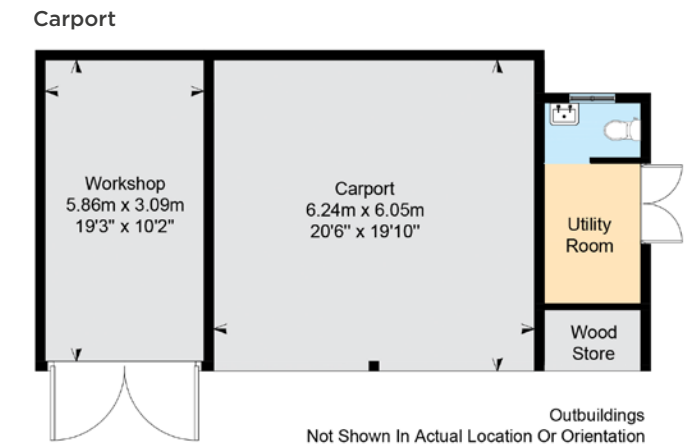
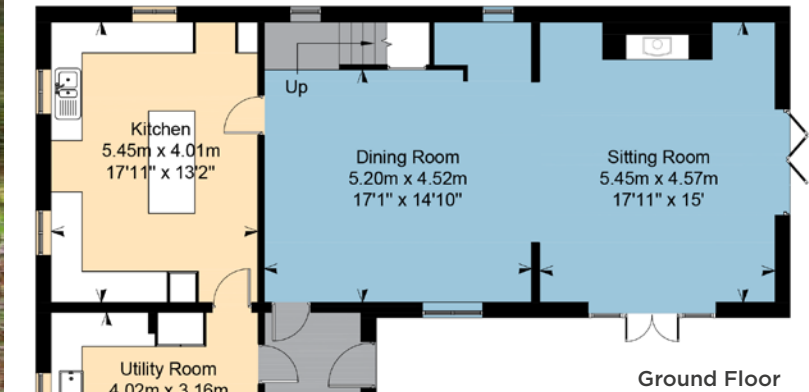
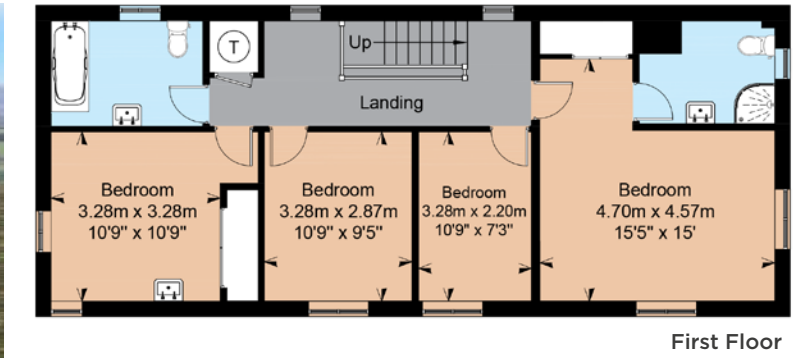
The property is currently occupied on an Assured Shorthold Tenancy (AST).

**Floorplans for Firs View**

Approximate Gross Internal Area\*:  
House: 1,884 sq ft / 175 sq m  
Carport: 699 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 7 – Grove Farm**  
**About 191.80 acres (77.63 ha)**

**Grove Farmhouse**  
 Grove Farmhouse comprises a traditional four-bedroom farmhouse, arranged over two floors with an entrance hall, kitchen, office, utility room, dining room, sitting room on the ground floor and three double bedrooms (one with en-suite), a single bedroom and family bathroom on the first floor.

Grove Farm is subject to an Agricultural Holdings Act 1986 Tenancy. Further details are available from the vendors' agents.

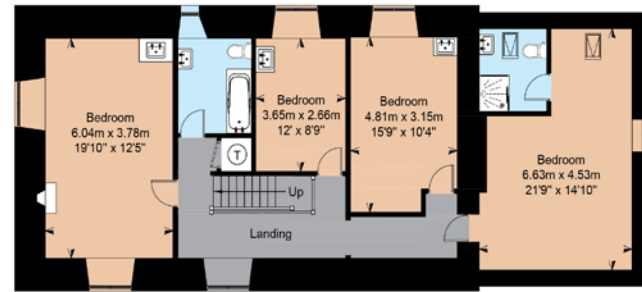


**Floorplans for Grove Farm**

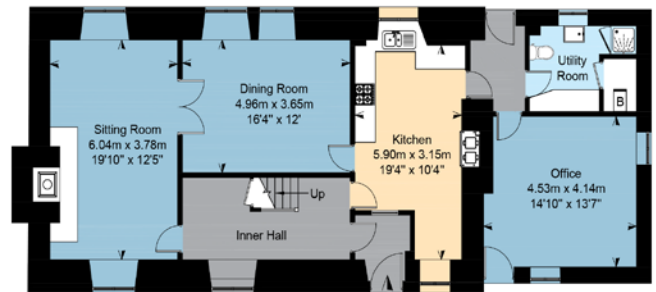
Approximate Gross Internal Area\*:  
 House: 2,336 sq ft / 217 sq m  
 Barn & Barn Store: 1,237 sq ft / 115 sq m  
 Machinery Store: 506 sq ft / 47 sq m  
 Store 1 & 2: 97 sq ft / 9 sq m  
 Total: 4,176 sq ft / 388 sq m

Illustration for identification purposes only. Not to scale.

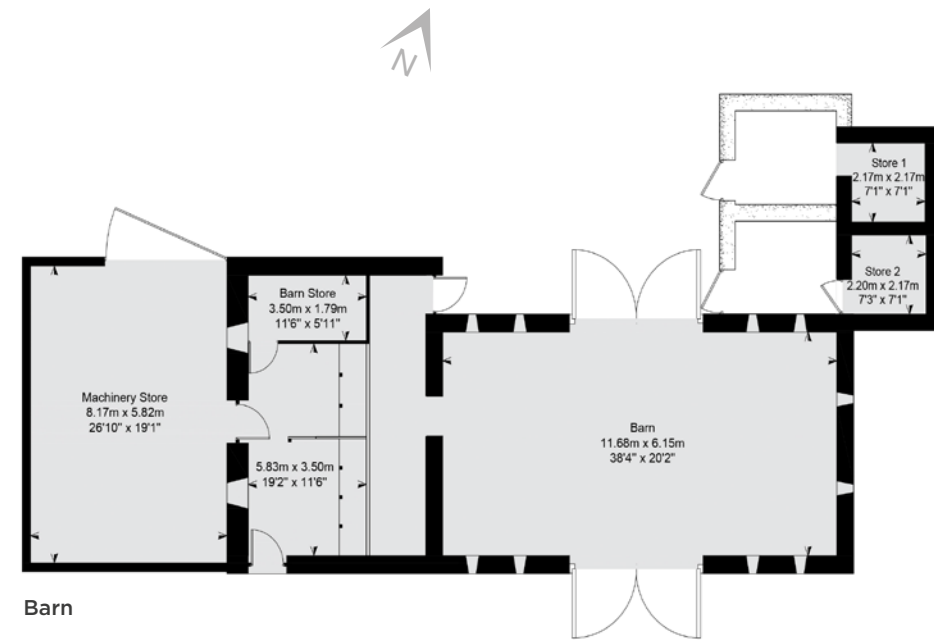
\*As defined by RICS – Code of Measuring Practice.



First Floor



Ground Floor



Barn

**Outbuildings**

The main farm buildings are situated south-west of Grove Farmhouse and briefly comprise: 5 bay portal framed livestock building with adjoining lean-to, double span 4 bay steel portal framed building with adjoining 3 bay livestock building.

There is a further 5 bay portal framed general purpose building, and 3 bay part open fronted livestock building/store. In addition, there is a traditional stone barn situated opposite the farmhouse with adjoining lean-to and stone store.

The farm buildings have been utilised for agricultural purposes, however with the correct permissions they could provide the scope for alternative uses.

**Land and woodland**

Grove Farm is ring-fenced surrounded by approximately 177 acres of undulating productive pasture land with interspersed mixed woodland, extending to approximately 8 acres. The boundaries are fenced and hedged with internal field gates.



**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 three parcels with direct road access to the east. The land is elevated 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 notable veteran trees, extending to approximately 90 acres of gently undulating pasture with road access to the south.

**Woodland**

An attractive block of broadleaf 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 Coppice and Court Wood.



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

**New Barns Cottage**

New Barns Cottage is of traditional stone construction with accommodation set out over two floors with an entrance hall, sitting room, kitchen and bathroom on the ground floor and two bedrooms on the first floor.

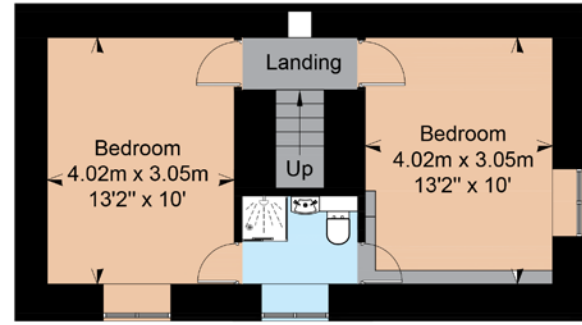
The property is currently occupied on an Assured Shorthold Tenancy (AST).

**Floorplans for New Barns Cottage**

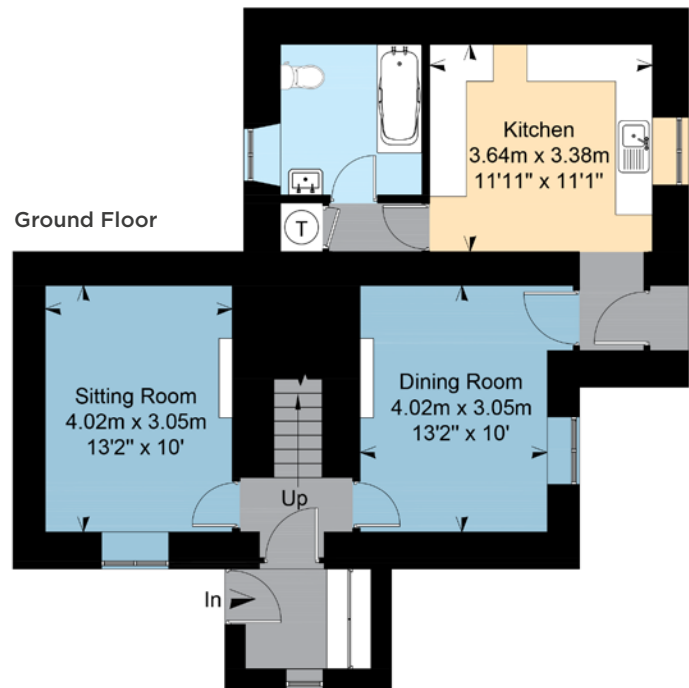
Approximate Gross Internal Area\*:  
House: 968 sq ft / 90 sq m

Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS – Code of Measuring Practice.



First Floor



Ground Floor



**Farm buildings**

The farm buildings comprise a traditional stone barn and a 6 bay 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 82 acres of pasture, suitable for grazing purposes with 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 Cradoc Shawls road to the west.





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

**Bridge Farmhouse**  
Bridge Farmhouse is a Grade II listed detached house that dates back to the 17th Century with original period features. The farmhouse is built of stone under a tiled roof.

The accommodation extends to 3,530 sq ft over three floors and a cellar. From the front door is the 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 flagstone floor and large stone Inglenook 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 with an additional family bathroom on the first floor.

Bridge Farmhouse is currently used for self-catering accommodation and could provide family living space. The cellar is accessed from outside 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.

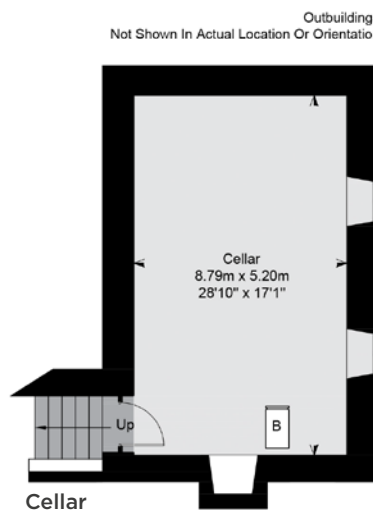
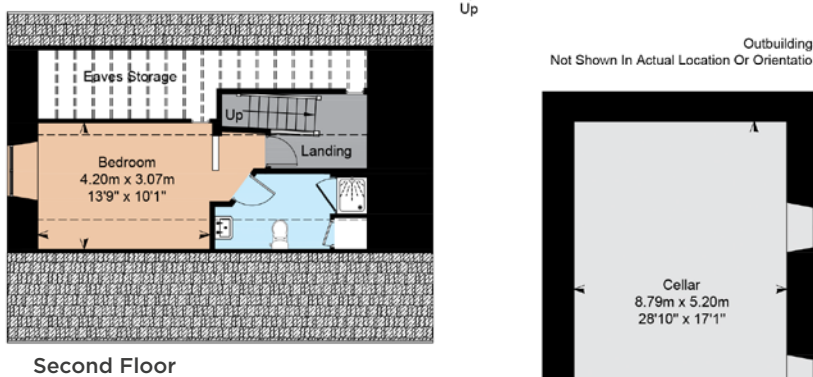
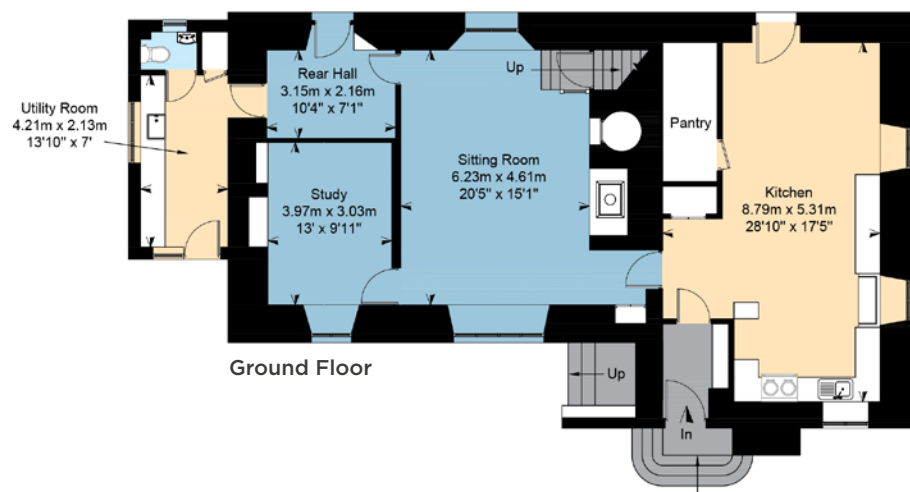
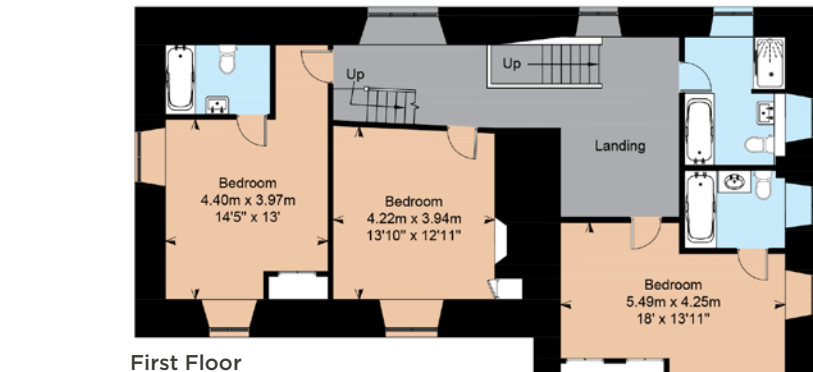


**Floorplans for Bridge Farmhouse**

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.



▭ = Limited Use Area

**Farm buildings**

Situated to the west of the house is a range of outbuildings that briefly comprise; 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 permissions they could provide the scope for alternative uses.

**Land**

Beyond the farm buildings is approximately 15 acres of productive pasture, currently used for grazing. The land is split into three good sized enclosures lending itself for use as pony paddocks or amenity use to the farmhouse and farm buildings. The boundaries are fenced and hedged with internal field gates.



*Lot 12 – Land south of  
Michaelchurch Court  
About 28.63 acres (11.59 ha)*

Extending to approximately 28.63 acres the land is split into three enclosures with road access to the south. There are infield trees dispersed within this productive block of gently sloping pasture land.



*Lot 13 – Land either side of  
Michaelchurch Court driveway  
About 31.79 acres (12.88 ha)*

Extending to approximately 26 acres, the pasture land forming Lot 13 is gently southerly sloping. There 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 fence along the boundary marked A – B on the sale plan. Further details are available from the vendor's agent.



**Lot 14 – The Lodge**  
About 0.41 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 bathroom on the ground floor with 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\*:  
House: 1,097 sq ft / 102 sq m  
Boiler Room: 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.



**Lot 15 – Church Cottage**  
About 0.2 acres (0.08 ha)

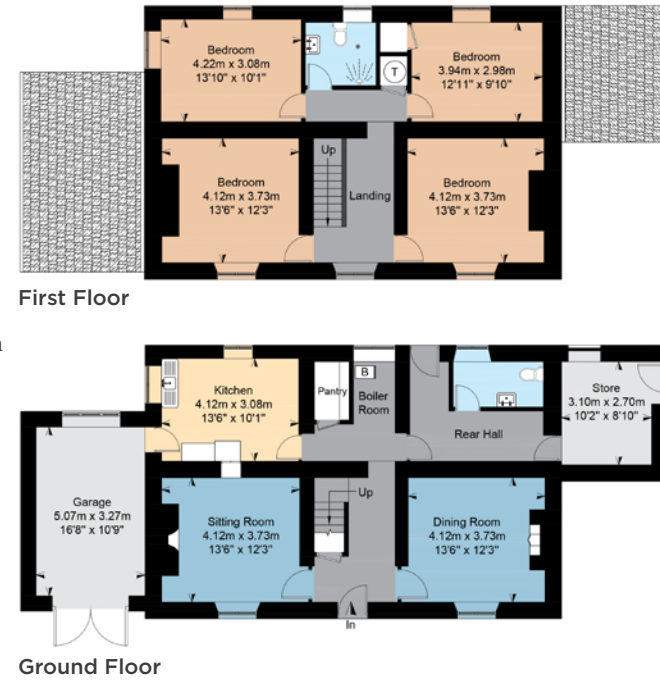
Church Cottage sits adjacent to St Michael's Church, opposite Bridge Farm. Church Cottage is set out over two floors with a kitchen, dining room, sitting room and rear hall on the ground floor and four double bedrooms and a family bathroom on the first floor. Church Cottage benefits from an attached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

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

**Floorplans for Church Cottage**

Approximate Gross Internal Area\*:  
House: 1,755 sq ft / 163 sq m  
Garage: 172 sq ft / 16 sq m  
Store: 86 sq ft / 8 sq m  
Total: 2,013 sq ft / 187 sq m  
Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS – Code of Measuring Practice.



**Lot 16 – Paddocks south of the village**  
About 10.79 acres (4.37 ha)

A block of pasture split into two parcels with an area of trees towards the eastern boundary. The land is gently sloping east, bounded by Escley Brook. There is road access to both parcels to the western boundary.

**Lot 17 – Paddock adjacent to The Bridge Inn**  
About 2.32 acres (0.94 ha)

This single paddock is situated to the south-east of the village, extending to approximately 2.32 acres (0.94 hectares) and is located to the east of The Bridge Inn Public House. Currently down to grass, the land lends itself to grazing purposes but could also be utilised for amenity use.



Lot 16 and 17

**General  
Property Schedule:**

Property	Postcode	Tenure	EPC Rating	Council Tax Band	Water	Heating	Electricity	Drainage
Cefn Ceist Farmhouse	HR2 0JY	Assured Shorthold Tenancy	E	E	Private	Oil	Mains	Private
Bank Farm Bungalow	HR2 0JS	Assured Shorthold Tenancy	E	C	Mains	Oil	Mains	Private
Escley House	HR2 0PT	Assured Shorthold Tenancy	E	G	Mains	Oil	Mains	Private
Firs Cottage	HR2 0PT	Assured Shorthold Tenancy	E	D	Mains	Oil	Mains	Private
Firs View	HR2 0PT	Assured Shorthold Tenancy	C	G	Private	Oil	Mains	Private
Grove Farm	HR2 0PT	Agricultural Holdings Act 1986 Tenancy	E	F	Private	Oil	Mains	Private
New Barns Farm	HR2 0JP	Assured Shorthold Tenancy	E	E	Private	Oil	Mains	Private
Bridge Farm	HR2 0JW	Landlord and Tenant Act 1954 Tenancy (contracted out)	E	*	Mains	Oil	Mains	Private
The Lodge	HR2 0JS	Assured Shorthold Tenancy	E	D	Private	Oil	Mains	Private
Church Cottage	HR2 0JW	Assured Shorthold Tenancy	E	E	Mains	Oil	Mains	Private

\* Bridge Farm is subject to business rates on the commercial premises. More information is available from the Vendor's agent.

Method of sale: The Michaelchurch Estate is offered for sale as a whole, or in up to 17 lots by private treaty.

Drainage: We understand that the private drainage across the estate may not comply with the relevant regulations. Further information is being sought.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts,

pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are a number of public rights of way over the estate. Further details including a plan are available from the vendor's agent.

Right of Access: Lot 6 (Firs View) will be granted a right of access over Grove Farm drive. A right of access will be granted to a third party to access the buildings located on the northern boundary of Lot 7. This is shown hatched on the sale plan. Further details are available from the vendor's agent.

Schemes: We understand the land is not subject to any environmental schemes. The buyer should rely on their own searches to verify any other schemes, as full searches have not been carried out prior to the sale.

Designations: The Lodge and Bridge Farmhouse are Grade II listed. The buyer should rely on their own searches to verify any other designations, as full searches have not been carried out prior to the sale.

Sporting, timber and mineral rights: We understand all sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale.

Fencing Obligation: The purchaser of the whole/Lot 13 will be obliged to erect a stock proof fence within 6 months of completion along the boundary marked A - B on the sale

plan. Further details are available from the vendor's agent.

Chancel repair liabilities: There are some chancel repair liabilities, further details are available from the vendor's agent.

Local authority: Herefordshire Council (01432 260000)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working rural estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Trowers & Hamlins LLP, The Senate, Southernhay Gardens, Exeter, EX1 1UG

Guide Price: For the whole £13,000,000 (Lot guide price available on request).

Dataroom: An online dataroom is available. Please contact the vendor's agent for access.

Directions: From Hereford take the A465 south-west before turning right onto the B4349 heading to Clehonger. Continue until you reach Vowchurch and turn left at the T-junction towards Michaelchurch Escley.

What3Words ///wrist.rate.knowledge

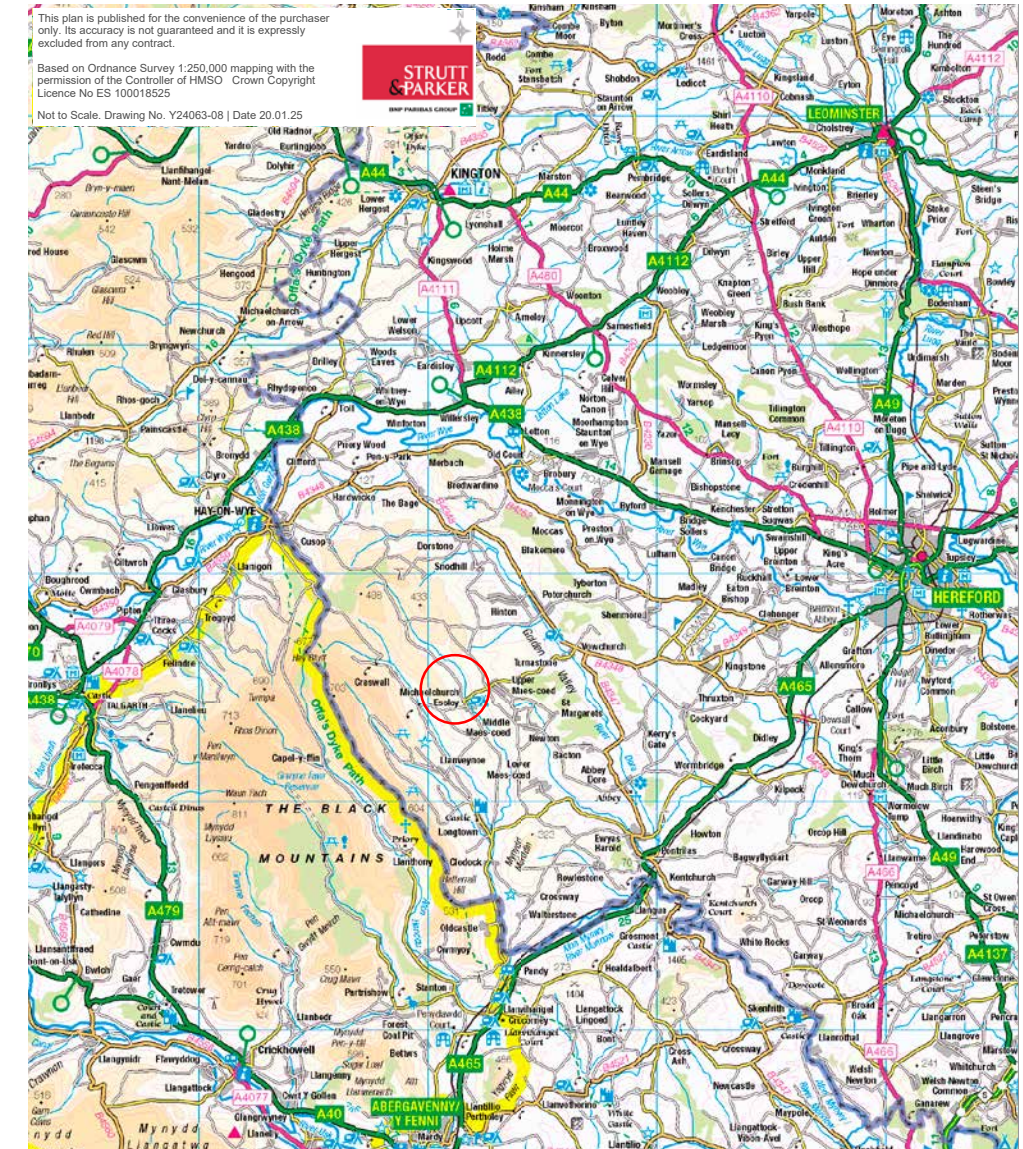
Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester on 01285 300144 or London 020 7318 5166.

**Strutt & Parker National Estates & Farm Agency**  
43 Cadogan Street, London, SW3 2PR

+44 (0)20 7318 5166  
will.whittaker@struttandparker.com

**Strutt & Parker Central & West Midlands Estates & Farm Agency**  
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