



Land at Brinsop Court Farm
Brinsop, Herefordshire

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HR4 7AX

An outstanding ring fenced block of arable land and woodland in rural Herefordshire

Brinsop 1 mile, Hereford 7 miles, Leominster 12 miles, Worcester 31 miles, Gloucester 36 miles

Productive, predominately Grade 1 & 2 arable land | Gently undulating | Permanent pasture
Elevated mixed broadleaf woodland
Good roadside access | Ring- fenced attractive location | Potential environmental opportunities

About 291 acres (118 ha) in total

Available as a whole or in up to two lots

Situation

The land at Brinsop Court Farm is located to the north west of the villages of Burghill and Tillington in rural Herefordshire and just 1 mile to the north of the small village of Brinsop. The popular cathedral city of Hereford is easily accessible located just 7 miles to the southeast and provides good transport links to the wider network.

The Land

The land at Brinsop Court Farm is a superb ring fenced block of gently undulating south facing arable, grass and woodland extending to approximately 291.98 acres (118 ha) as a whole. Located in an enviable position in Herefordshire the land is productive and benefits from good roadside access.

Currently utilised for predominantly agricultural purposes the land and woodland has the potential to be incorporated into environmental or woodland management schemes or considered for Natural Capital opportunities.

The land is available as a whole or in up to two lots as outlined below:





Lot 1 (158.88 acres)

Extending to approximately 158.88 acres (64 ha) as a whole Lot 1 comprises productive, Grade 1, 2 & 3 arable land made up of five good sized enclosures all suitable for commercial farming activities. Included within a standard arable rotation (as noted below) the arable land is understood to be capable of producing yields in excess of 10t/ha with the soils classified as predominantly freely draining loamy soils.

Currently occupied subject to a Farm Business Tenancy (FBT) vacant possession is available from 29th September 2024. An area of permanent pasture (field 3097) is located on the northern boundary of Lot 1. The land benefits from good roadside access points on to the lane running adjacent to the southern boundary, further details are available from the vendor’s agent.

Cropping Schedule

Year	2021	2022	2023	2024
Field No.				
9790	W. wheat	Peas	W. wheat	W. barley
3097	P. pasture	P. pasture	P. pasture	P. pasture
2466	W. wheat	W. barley	OSR	W. wheat
5066	Potatoes	W. wheat	W. barley	OSR
6773	Potatoes	W. wheat	W. barley	OSR
8531	Potatoes	W. wheat	W. barley	OSR



Lot 2 (133.10 acres)

Comprising an attractive block of mature, mixed broadleaf woodland Lot 2 sits in a fantastic, elevated position to the north of Lot 1. Ring fenced and well managed by the current owners the woodland is partly registered as semi-ancient woodland. The main access point is from the lane to the south of Lot 1 and along the farm track running north to south, as shown on the plan.

A small and successful family shoot is currently run over the property.

General

Method of sale: The land at Brinsop Court Farm is offered for sale as a whole or in up to two lots by private treaty. Subject to the leases, licenses and agreements outlined within these details. Further details are available from the vendor's agent.

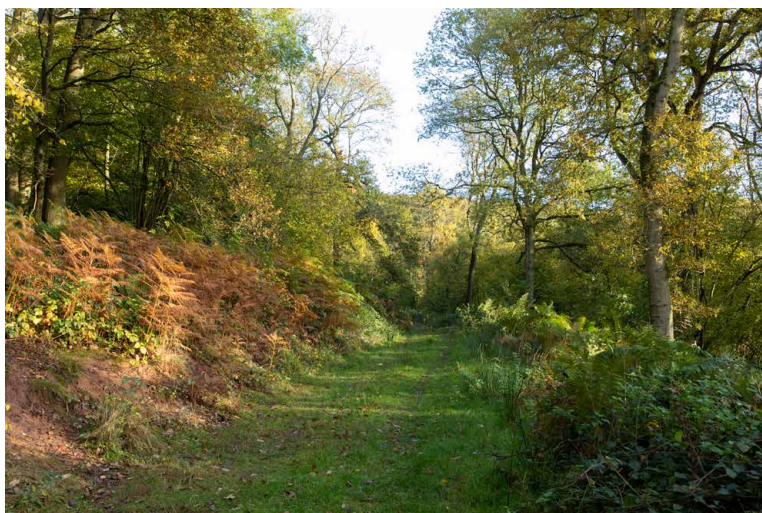
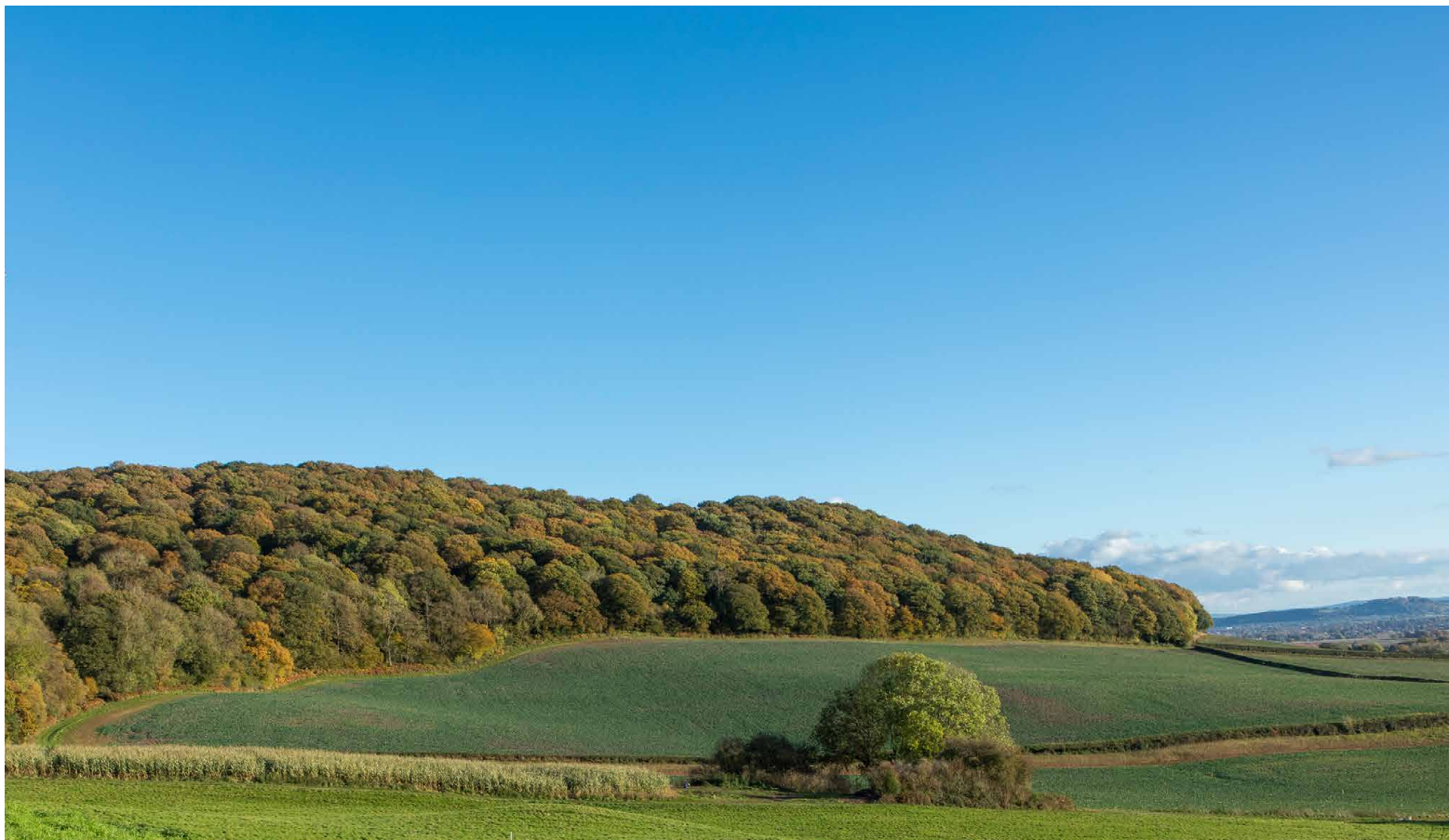
Farm Business Tenancy: The farmland is currently occupied subject to a Farm Business Tenancy (FBT). A notice to terminate has been served with vacant possession available from 29th September 2024.

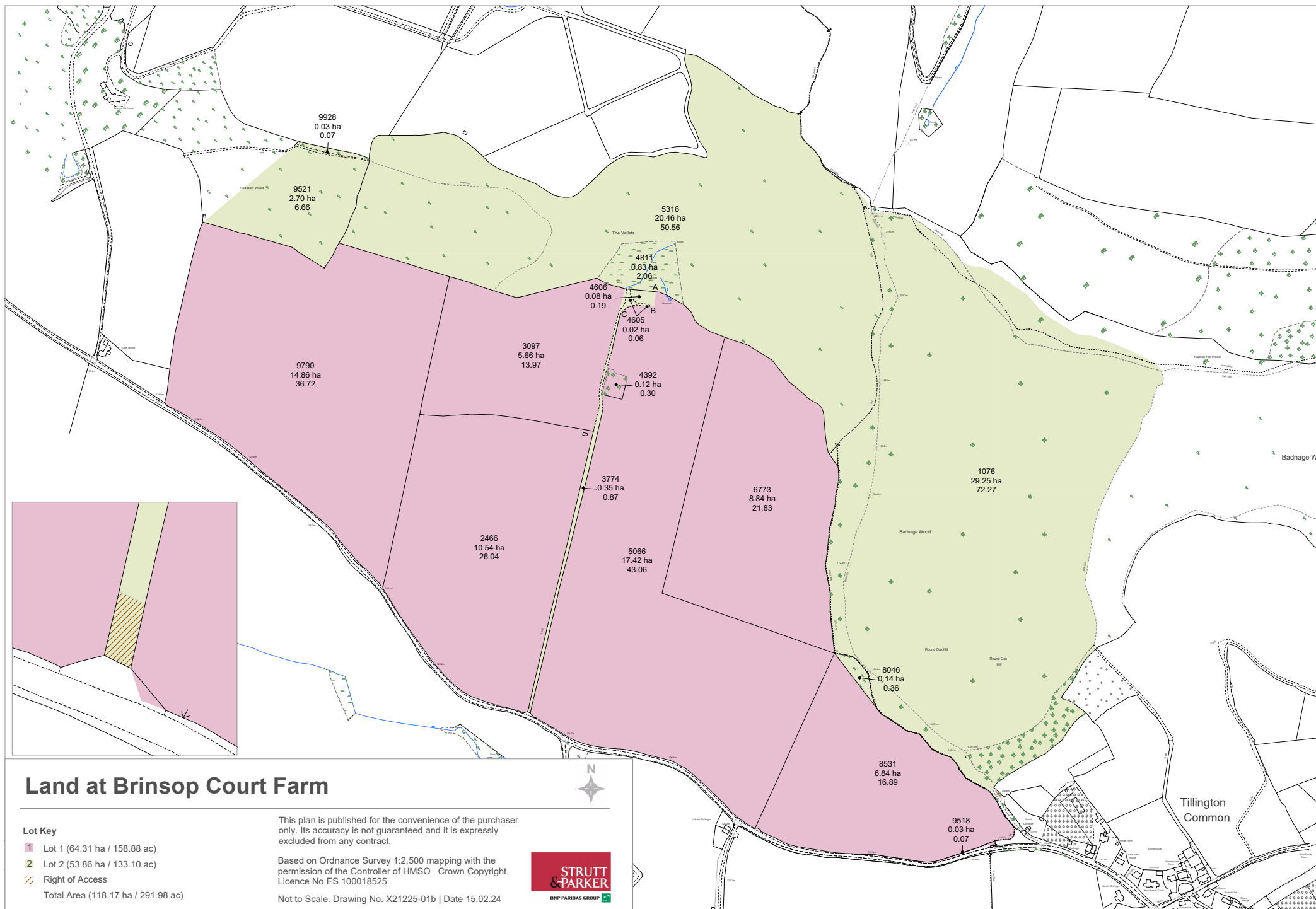
Herbage Agreement: Field parcel 3097 is occupied subject to a Herbage Agreement which is due to terminate on 28th September 2024.

Services: A mains water connection is located on the south eastern boundary of field parcel 8431, currently supplying water to a single trough. The owners of the land do not utilise this water connection and it will be the buyer/s responsibility to formalise the connection.

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 is a public footpath and bridleway crossing over part of the woodland (Lot 2). Further details are available from the vendor's agent.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Designations: The land and woodland fall within a Nitrate Vulnerable Zone (NVZ).

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

A stalking licence is currently in place for a 12 month term coming to an end in May 2024. Further details are available from the vendor's agent.

Right of Access: If the land is sold in lots then a right of access for agricultural purposes will be granted along part of the track numbered 3774 to the buyer of Lot 1, as shown hatched brown on the sale plan. Further details are available from the vendor's agent.

Fencing Obligation: If the land is sold in Lots the buyer of Lot 2 will be required to erect a new fence along the new boundary marked A-C on the sale plan within 6 months of completion. Further details are available from the vendor's agent.

Planning: There are currently no planning applications relating to the land or woodland.

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment are specifically excluded from the sale.

Local authority: Herefordshire Council (herefordshire.gov.uk)

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 farm 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: Farrer & Co LLP, 66 Lincolns Inn Fields, London WC2A 3LH

Postcode: The closest postcode is HR4 7AX for the exact location please use what3words ///ponies.verve.film

Guide Price:
Lot 1 - OIEO £2,150,000
Lot 2 - OIEO £1,100,000
The Whole - OIEO £3,250,000



Directions

From Hereford head north west out of the city on the A438. At the first large roundabout take the third exit onto the A4110 continue for approximately 1.5 miles at the cross road turn left onto the A4103 continuing for approximately 500 yards before turning right onto Tillington Road. Continue through Tillington once through Tillington Common continue for approximately 0.5 miles and the land will appear on your right hand side.

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester
01285 653101 / 07826 672139

Cotswolds Estates & Farm Agency
15 Dyer Street, Cirencester, Gloucestershire GL7 2PP
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