

**R.G. & R.B. WILLIAMS**

CHARTERED SURVEYORS

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WINDSOR HOUSE  
ST MARY'S STREET  
ROSS-ON-WYE  
HEREFORDSHIRE HR9 5HT

TEL: (01989) 567233

**SOUTH HEREFORDSHIRE**

Ross on Wye 6 miles. M50 (Junction 3) 1 mile. Gloucester 13 miles.

**A LIVESTOCK/AMENITY FARM IN  
UNSPOILT RURAL LOCATION**



**BALDWINS WOOD FARM  
SARGENTS LANE  
KILCOT  
HEREFORDSHIRE GL18 1PF**

**3 Bedroom Prefabricated Bungalow  
A Range of Livestock Buildings**

**57 ACRES**

**Productive Pasture Land in a ring fence**

**FOR SALE BY PUBLIC AUCTION  
(unless sold prior)**

at

**THE ROYAL HOTEL, ROSS-ON-WYE, HR9 5HZ**

**on WEDNESDAY 26<sup>TH</sup> JUNE at 6 pm**

**AMC**  
AGENT

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property. 3. No liability is accepted for any travelling or other expenses incurred by applicants viewing properties that may have been let, sold or withdrawn.

  
**RICS**

## **GENERAL REMARKS AND STIPULATIONS**

(which where applicable shall be deemed part of the Conditions of Sale)

### **PROPERTY SUMMARY**

- Attractive Unspoilt Rural Location
- Convenient Access to Motorway Network
- Livestock/Amenity Farm
- Prefabricated 3 Bungalow Residence (with potential for Replacement – subject to planning)
- Range of Livestock Buildings
- 57.21 Acres Pasture land in a ring fence
- For Sale by Auction in one lot.

### **SITUATION**

Baldwins Wood Farm occupies a peaceful rural location off Sargents Lane between the villages of Kilcot and Linton in South Herefordshire.

In spite of its rural location the farm lies within about 1miles of access to Junction 3 of the M50 Motorway which ensures superb road communications throughout the United Kingdom.

The town of Ross-on-Wye (6 miles) provides a useful range of shopping, recreational and educational amenities. More extensive facilities are available in the Cathedral City of Gloucester (13 miles).

### **DIRECTIONS**

At Junction 3 of the M50 Motorway (westbound) take the road immediately adjacent on the left. Proceed along the land, passing over a cross roads, for about 1 mile and Baldwins Wood Farm will be found on the right hand side of the road.

### **POST CODE**

GL18 1PF.

### **TENURE**

The property is presumed to be freehold and offered with vacant possession upon completion which is fixed for 24<sup>th</sup> July 2024.

### **SERVICES**

Mains electricity and water are connected to the property. Private drainage system.

### **LOCAL AUTHORITY**

Herefordshire Council, Tel: 01432 260000.

### **FIXTURES AND FITTINGS**

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

### **CONDITIONS OF SALE**

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

### **RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

### **TOWN AND COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

### **IMPORTANT NOTICE**

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

### **VENDORS SOLICITORS**

Hibberts Solicitors, 25 Barket Street, Nantwich, Cheshire, CW5 5EN.  
Tel: 01270 624225 (Attn Oliver Lewis). Email: ol@hibberts.com

### **VIEWING**

Viewing is strictly by appointment with the Sole Agents – RG and RB William.  
Tel: 01989 567233. (Ref RBW/TW).

### **MODE OF SALE**

The property is offered for sale by public auction as one lot at The Royal Hotel, Ross-on-Wye, Herefordshire, HR9 5HZ on Wednesday 26<sup>th</sup> June 2024, at 6pm.

*PARTICULARS OF SALE*

**BALDWINS WOOD FARM  
KILCOT  
HEREFORDSHIRE  
GL18 1PF**

**AN ATTRACTIVE LIVESTOCK/AMENITY FARM**



**THE RESIDENCE**

The residence is approached over a private entrance drive leading off Sargents Lane. It comprises a pre fabricated bungalow constructed of concrete panel elevations under a fibrous cement roof.

The property afford potential for replacement.

The existing accommodation comprises:

**Entrance Porch:**

**Living Room:** (approx. 14'3" x 11'2") with open fireplace with ceramic tile surround.

**Kitchen:** (approx. 11'3" x 9'3").

**Cloakroom:** with low level w.c..

**Bedroom No. 1:** (approx. 12'0" x 11'3").

**Bedroom No. 2:** (approx. 11'1" x 7'6").

**Bedroom No. 3:** (approx. 9'6" x 8'5").

**Bathroom:** with pedestal wash hand basin; panelled bath; low level w.c..

## **GARDENS**

The property is contained within a small garden including two small ponds.

## **THE FARMBUILDINGS**

The farmbuildings are situated in close proximity to the farmhouse and comprise a range of structures used for livestock/fodder accommodation.

The buildings comprise:

Stone and tiled **Range** of Store Sheds.

Timber and fibre cement **Store**.

Timber, concrete block and corrugated iron lean to **Implement Store**.

Concrete block and fibre cement **Nissen Hut**.

4 bay timber and corrugated iron **Pole Barn**.

4 bay fibre cement and corrugated iron **Covered Yard** with 2 lean tos.

4 bay steel, concrete block, Yorkshire board and fibre cement **Covered Cattle Yard**.

Concrete block and fibre cement **Covered Yard** with 2 pole barn Lean Tos.



## **THE LAND**

The land is contained within a ring fence surrounding the homestead. It has extensive frontage to Sargents Lane which ensures easy access for machinery and livestock.

The property was originally a wood although most of the trees were felled many years ago. It still contains numerous oaks and also a small plantation on the south western boundary.

The land is used for livestock production and lies about 330 ft above sea level. There is ample shade and shelter for livestock.

The property extends in all to some 57.21 Acres.

## ***SCHEDULE***

<b>Field No</b>	<b>Area</b>
6300	14.28
6893	1.30
7287 pt	1.10 est
7381	0.04
6872	0.04
6467	0.02
7056	13.46
7774 pt	2.10 est
5049	7.47
5636	17.40
	<hr/>
	57.21 Acres





