



Brightwells

Est. 1846

2 Church Gate Cottages

Middleton on the Hill, Ludlow, SY8 4BE

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For sale as a whole or in three Lots

For sale by Private Treaty



Lot 1:

- 4 sheds with 59,400 sq ft of growing space
- IPPC for 120,000 birds
- Gatehouse
- Large covered yard

Lot 2:

- Separate paddock - 1.86 acres

Lot 3:

- Attractive 3 bedroom semi-detached house with large garden



DESCRIPTION

This former turkey unit offers purchasers a variety of options with a good covered area of poultry sheds that are surprising good internally.

An IPPC for 120,000 birds is in place and a very attractive 3 bedroom semi-detached house.

Also, a large covered yard and grazing paddock extending to 1.86 acres. This site does offer potential in what is a sought after residential area, subject to planning permissions.



DIRECTIONS

From Leominster take the A49 northwards. At Ashton, turn right at Hundred Lane and signposted 'The Hundred' and 'Middleton-on-the-Hill'.

After approximately 1 miles at the crossroads turn left onto Frog Lane and signposted to 'Middleton-on-the-Hill'.

Proceed along this lane for another mile and then turn left signposted Middleton Church. The property is situated at the end of this lane.



W3W: [///hazy.tilt.compacts](https://hazy.tilt.compacts)

LOT 1

The Poultry Site

The poultry unit dates from 1968. The sheds are timber framed with mid-situated control rooms. They have been vacant for the past 18 months and not re-stocked in line with Avara's policy of segregation of Turkey growing in Herefordshire. The sheds have a total area of 61,200 sq ft and growing space of 59,400 sq ft. They are split into 8 with Climatec climate controls, Roxel feeders and Classon drinkers with Canopy Brooder heaters. Wooden feed bins are located mid shed. Shed 4 has metal bins located at either end. There is also a generator on site.

The units have a mains water supply, a historic borehole which is no longer used. The site has a Gate House incorporating a kitchen, bait room, managers office, separate w.c and changing room with shower and laundry facilities.

This site also has a large double aspect covered yard and lean-to of approximately 6,875 sq ft with concrete floor.



LOT 2

Paddock

A 1.86 acre grass paddock has potential access off the Church Lane. A right of way will be given as marked on the plan across lot 1. This level field is used for horse grazing. Details of the current arrangement are available from the agents.



LOT 3

No.2 Church Gate Cottage

The property is a semi-detached cottage constructed of part stone and part brick with a brick extension and a tiled roof. It has upvc windows and doors throughout and is oil central heated.

Ground Floor: Rear door to **Utility Room** (2.4m x 3.1m) with fitted units and stainless steel sink; **Hallway** (1.3m x 2.8m); **Separate WC** with wash hand basin (1.6m x 1.0m); **Separate Cloak Room/Storage** (1.8m x 0.6m); Understairs storage (0.8m x 0.8m); **Kitchen** (2.5m x 6.9m + 3.7m x 1.0m) with fully fitted units, stainless steel sink unit, cooker with hob and fridge. There is also a cupboard with heating system; **Inner hallway** with front door (3.1m x 0.8m); **Living Room** with fireplace, cupboards and radiator (4.4m x 3.7m)

First Floor: **Landing** with radiator (5.3m x 0.8m) and airing cupboard with water tank; **Bedroom 1** (4.0m x 3.7m) with radiator; **Bedroom 2** (2.4m x 3.2m) with radiator; **Bedroom 3** (3.5m x 3.5m) with radiator; **Bathroom** (3.5m x 1.8m) with WC, shower cubicle, basin, bath and radiator.

Outside

Stone Store Shed (4.1m x 5.2m) with a corrugated iron sheeted roof and a large garden extending to 0.52 acres.

Overage - The garden area has with a 30 year overage. This will be for 35% of the uplift in value for any residential development. Please note the overage will only cover the garden area. The rest of the property will have no covenant.

GENERAL REMARKS AND STIPULATIONS

SERVICES

- Mains electricity
- Mains water and private supply via borehole, which is no longer used.
- LPG Gas

ENVIRONMENTAL PERMIT

IPPC for 120,000 broilers or 55,000 turkeys. Permit number EPR/VP3931NN

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

ASBESTOS

An asbestos management survey report was carried out in September 2021 and is available on request.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is 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 any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

TENURE AND POSSESSION

The freehold of the property is offered for sale with vacant possession on completion.

BASIC PAYMENT SCHEME

The property is not registered for Basic Payment Scheme.

METHOD OF SALE AND LOTTING

The property is offered for sale by Private Treaty. The property is offered as a whole or in three lots (availability dependent)

VIEWING AND BIDDING

Strictly by appointment with the agents. Avara Bio-Security Rules dictate no viewings to be made by persons who have been on a poultry farm in the last 24 hours. We intend to hold viewing days, for details please contact us to arrange a suitable appointment.

We anticipate we will go to final offers, our timescales for this are not fixed. This is by no means guaranteed and so any interested parties will need to register their interest with the agents.

Health and safety rules and regulations must be adhered to. Anyone not following these or biosecurity measures will be asked to leave the site.

GUIDE PRICE

Lot 1: £250,000 - £300,000

Lot 2: £35,000 - £50,000

Lot 3: £200,000 - £250,000

AGENTS

Brightwells, The Mews, King Street, Hereford, HR4 9BX

Ref: Jeremy Jehan/Rebecca Hobby

T: 01432 261325

E: farmsandland@brightwells.com

W: www.brightwells.com