



BROADMOOR FARM AND THE LEYS
WOOLHOPE, HEREFORD, HR1 4QY
For Sale by Informal Tender

BROADMOOR FARM AND THE LEYS

WOOLHOPE

HEREFORD

HR1 4QY

FOR SALE BY INFORMAL TENDER

Established Poultry Unit with Three-Bedroom Bungalow

Guide Price: Offers over £2,500,000

A rare opportunity to acquire an established commercial poultry site with substantial infrastructure, existing environmental permit history and a three-bedroom bungalow, situated in an established poultry-producing area of Herefordshire



PROPERTY AT A GLANCE

- Established commercial poultry site comprising three poultry houses
- Current Environment Agency permitted capacity of 60,000 pullet places
- Historic permitted use for 115,000 broilers
- Six 18-tonne feed bins and four Calor gas tanks
- 110 KVA standby generator with bunded fuel tank
- Mains electricity and water with private borehole backup
- Dedicated site office with control room, shower room, WC, kitchen/office and chemical store
- Four-bay agricultural storage building
- Well-appointed three-bedroom bungalow with integrated garage
- Established poultry location approximately 10 miles from the Avara processing facility
- Rare opportunity to acquire an established poultry enterprise with residential accommodation

Indicative Freehold Marketing Appraisal: £2,500,000

Tenure: Freehold, subject to confirmation by the vendor's solicitors.

Services: Mains electricity and water, private borehole, generator, gas storage and associated poultry infrastructure.

Environmental Permit: Current permitted capacity stated in the available documentation as 60,000 pullet places.

SITUATION

Broadmoor Farm is situated at Broadmoor Common, in the Woolhope area of Herefordshire, approximately 10 miles south-east of Hereford and close to the village of Woolhope. Broadmoor Common lies within the attractive Woolhope Dome landscape, an established rural area characterised by woodland, pasture and rolling countryside.

The property occupies a private rural position accessed from an unclassified council road by a private entrance drive. The locality is well established for agricultural and poultry production and benefits from good access to the wider Herefordshire road network.

Woolhope is approximately 1 mile from Broadmoor Common and provides local amenities, whilst the cathedral city of Hereford offers a comprehensive range of shopping, educational, professional and recreational facilities. The site is also approximately 10 miles from the Avara poultry processing facility, which is an important consideration for prospective poultry operators.

THE POULTRY SITE

The poultry enterprise comprises three established poultry houses together with associated office, storage, feed, water, power and ancillary infrastructure.

The three poultry sheds are of timber post and frame construction with profile sheet elevations and roofs, concrete block dwarf walls and concrete floors. The houses incorporate an internal horizontal passageway and Climatec ventilation and climate-control systems.

Mains electricity and water are connected to the poultry houses, with a private borehole providing an additional source of water.

POULTRY BUILDINGS & EQUIPMENT

The poultry site benefits from a substantial level of established infrastructure, including:

- Three poultry sheds.

Poultry House 1

88.39m/290ft x 18.29m/60ft. 1,617m²/17400 sq ft

Poultry House 2

88.39m/290ft x 18.29m/60ft. 1,617m²/17400 sq ft

Poultry House 3

88.39m/290ft x 18.29m/60ft. 1,617m²/17400 sq ft

- Six 18-tonne feed bins.
- Four Calor gas tanks.
- Water storage tank.
- 110 KVA standby generator.

- Bunded fuel tank associated with the generator.
- Climatec ventilation and climate-control system.
- Mains electricity and water.
- Private borehole backup water supply.

The existing infrastructure represents a significant advantage to a purchaser, avoiding much of the capital expenditure and planning/regulatory process that would ordinarily be associated with establishing a new commercial poultry site.

SITE OFFICE

The site office provides useful ancillary accommodation and comprises an entrance hall, shower room, downstairs WC, kitchen/office with fitted units and stainless-steel sink, control room with associated electrical equipment and chemical store.

The dedicated control room and office facilities provide a practical working environment for the day-to-day management of the poultry enterprise.

AGRICULTURAL STORAGE BUILDING

A separate four-bay agricultural storage building provides useful additional storage and general agricultural accommodation. The building is of steel portal frame construction with concrete block and corrugated iron elevations and a fibre cement roof.

The building offers useful space for machinery, equipment, feed-related requirements or general farm storage.



THE BUNGALOW

The poultry enterprise is complemented by a well-appointed three-bedroom bungalow, accessed via a private entrance drive leading from an unclassified council road. The property is subject to an agricultural occupancy restriction.

The property sits in an elevated position offering incredible, uninterrupted views of the surrounding landscape.

The bungalow is principally constructed with rendered block elevations beneath a tiled roof.

Accommodation comprises:

- Entrance Hall with airing cupboard.
- Kitchen with fitted units and stainless-steel sink.
- Utility Room with fitted units and stainless-steel sink.
- Shower Room with WC, wash hand basin and corner shower.
- Dining Room with serving hatch and storage cupboard.
- Living Room with two radiators and casement doors leading onto the patio.
- Inner Hallway with storage cupboard.
- Bedroom 1 with radiator and timber floor.
- Bedroom 2 with radiator and fitted wardrobe.
- Bedroom 3 with radiator, timber floor and fitted wardrobe.
- Family Bathroom with WC, wash hand basin, bath and overhead shower.

Externally, the bungalow benefits from an integrated garage and well-appointed rear garden.

The residential element provides a significant additional benefit to the poultry operation, allowing an owner-occupier to live directly alongside the business.



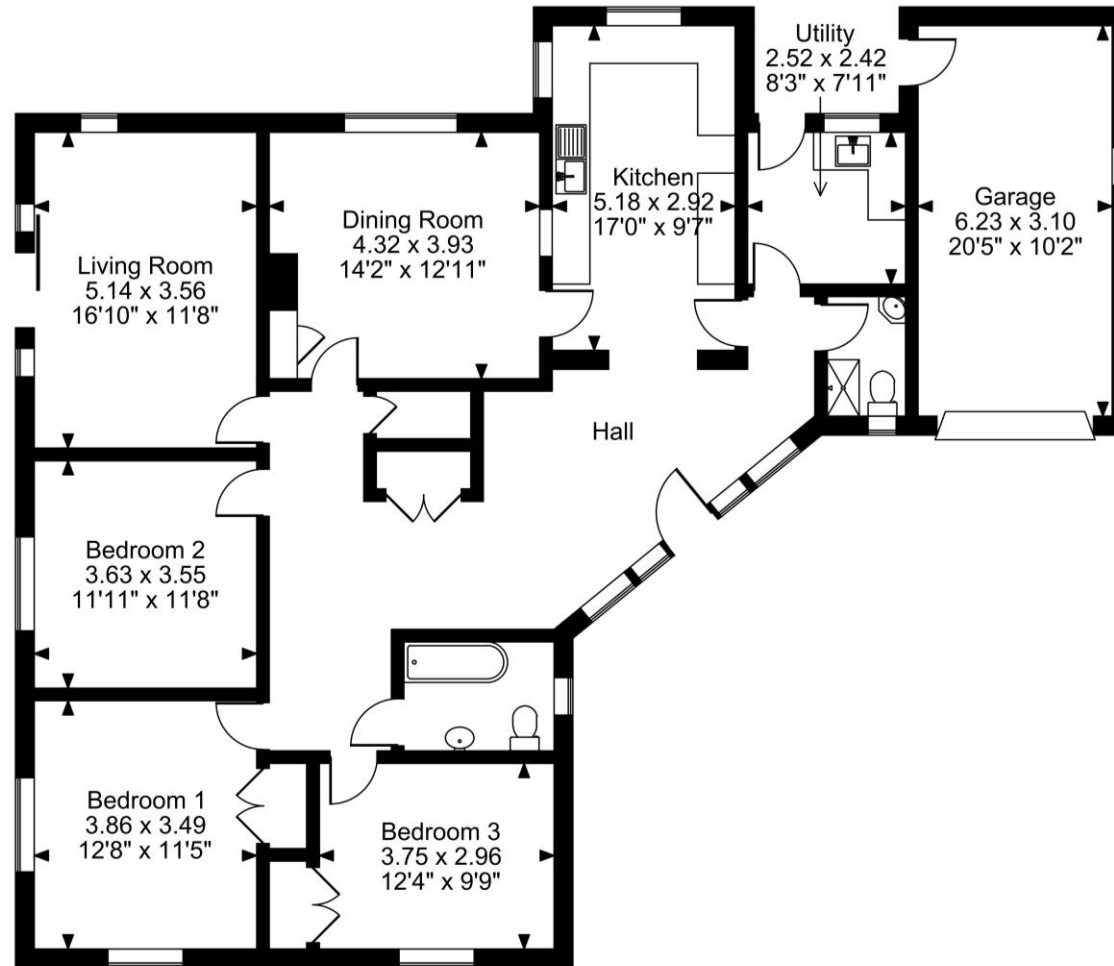
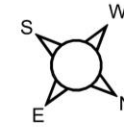
The Leys, Broadmoor Common, Hereford

Approximate Gross Internal Area

Main House = 1567 Sq Ft/146 Sq M

Garage = 208 Sq Ft/19 Sq M

Total = 1775 Sq Ft/165 Sq M

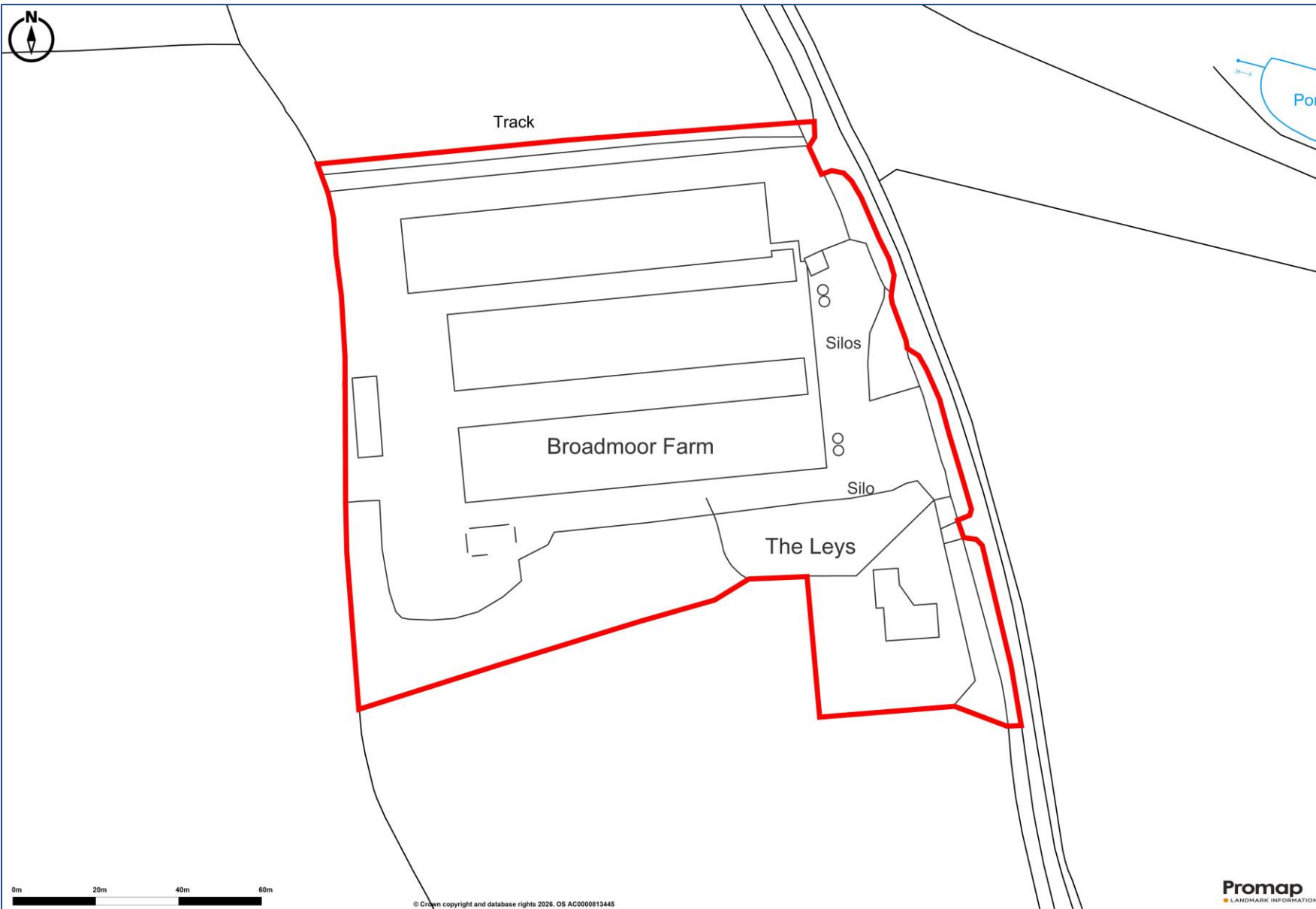


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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ENVIRONMENTAL PERMIT

The Environment Agency documentation confirms that the site comprises three poultry houses and associated fuel, generator and feed-storage facilities.

The current permitted activity is for the rearing of poultry with a capacity of 60,000 pullet places. The permit history records that the site was previously permitted for 115,000 broilers before the permitted capacity was varied to 60,000 pullets in 2016. A further variation in February 2021 was undertaken as part of the Intensive Farming BAT compliance permit review and did not alter the site plan.

Prospective purchasers should satisfy themselves as to the current environmental permit, permitted use and capacity and any requirements for future changes to poultry type, numbers or operation. No representation is made that any alternative use or increased capacity is automatically available.

METHOD OF SALE

The property is offered for sale by RG & RB Williams Chartered Surveyors.

The property will be sold by Informal Tender. The deadline is 12 noon on Friday 27th November 2026.

A tender form is attached to these particulars.

Interested parties should be prepared to provide evidence of funding and details of their proposed use of the property when submitting an offer.

VIEWING

Strictly by prior appointment with the selling agents. Given the nature of the poultry buildings and associated equipment, prospective purchasers should not attend the property without an appointment.

Viewings will be arranged subject to the vendor's requirements and any relevant biosecurity procedures.

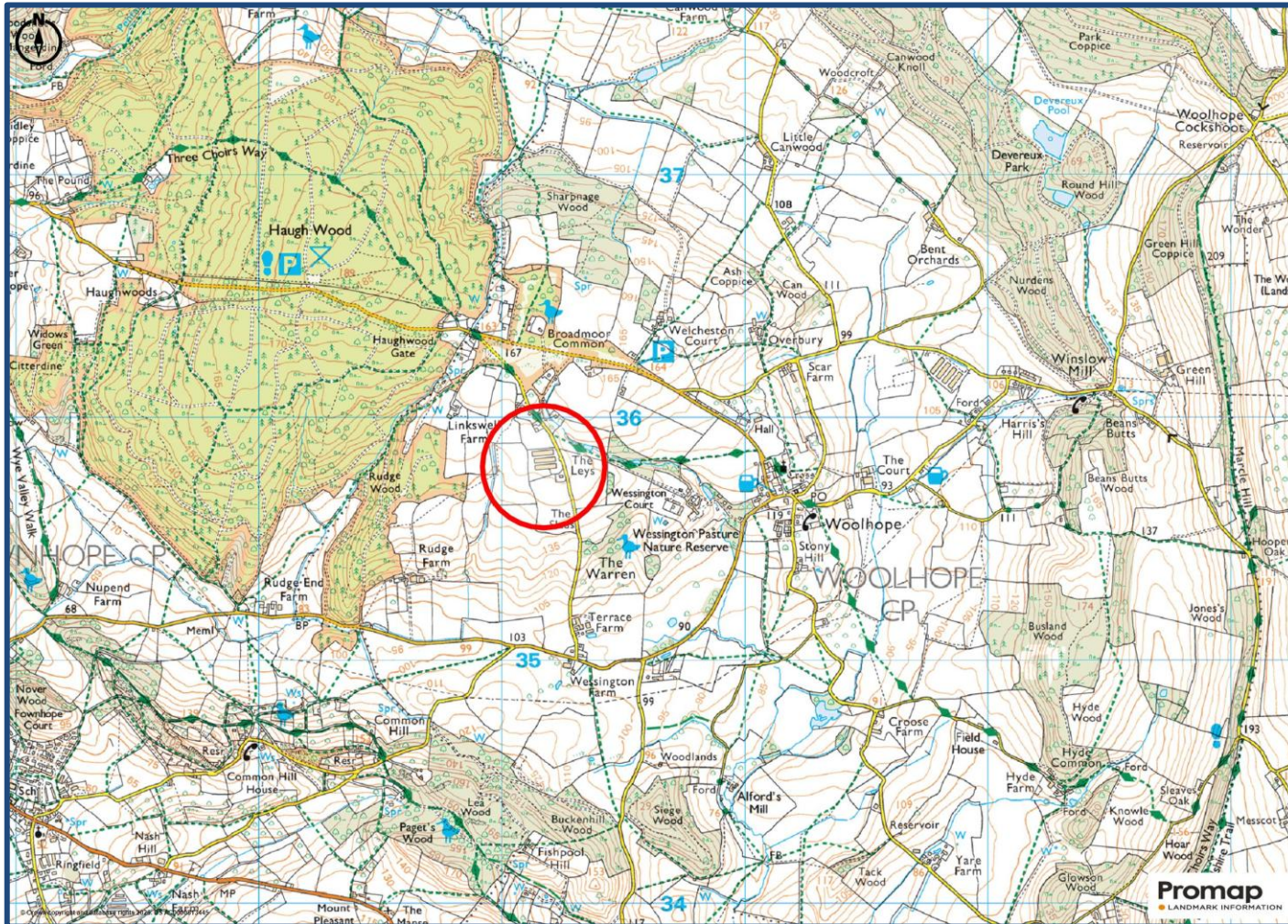
DIRECTIONS

From Hereford, proceed in an easterly direction on the A438 and take the B4224 towards Mordiford. Continue through Mordiford and take the left-hand turning shortly after The Moon Inn, signposted towards Woolhope and Haugh Woods. Continue through Haugh Woods and at the end fork right across Broadmoor Common. The Leys is accessed from Broadmoor Common via a private entrance drive leading from an unclassified council road. The property will be identified by the agents' For Sale board.

Please note that purchasers should use the directions provided by the selling agents when arranging a viewing, as access is via a private entrance drive.

LOCALITY

Broadmoor Common lies approximately 750 metres north-west of Woolhope village and approximately 10 km south-east of Hereford. The area forms part of the Woolhope Dome, an attractive rural landscape with woodland, pasture and species-rich grassland. Woolhope provides local village amenities, while Hereford is readily accessible for a wider range of services and facilities.



AGENTS' NOTES

1. These particulars are prepared for guidance only and are intended to provide a general description of the property and its principal features.
2. The accommodation, buildings, equipment, services and dimensions have been described from information supplied to and/or inspection undertaken by the selling agents and should not be relied upon as statements of fact.
3. Prospective purchasers must satisfy themselves as to the accuracy of these particulars, the condition of the property, the extent of the land included, boundaries, rights, restrictions, planning position, environmental permitting position and availability/capacity of services.
4. The current environmental permit relates to 60,000 pullet places. The historic permitted capacity of 115,000 broilers is referred to in the available permit history but should not be interpreted as confirmation that this capacity or any alternative poultry use is presently authorised.
5. Any purchaser proposing to alter the poultry operation, poultry numbers or use of the buildings must make their own enquiries with the Environment Agency, Herefordshire Council and any other relevant authority.
6. All prospective purchasers should seek independent legal, planning, environmental and professional advice before submitting an offer.
7. The property is offered for sale by RG & RB Williams Chartered Surveyors. The vendor reserves the right to withdraw, amend or alter the sale process at any time prior to exchange of contracts.

Ross Auction Centre, Overross, Ross-on-Wye, Herefordshire, HR9 7QQ
Tel: 01989 56723



INFORMAL TENDER FORM

Informal Tender Closing Date: Friday 27th November 2026, 12 Noon

Subject to Contract

I/We offer the sum of:(figures and words)
for the above property, freehold, with vacant possession.

This is my/our best and final offer.

SOLICITOR DETAILS

Name:

Address:

YOUR DETAILS

Name:

Address:

Tel No: Email:

Signed:

This form is to be returned no later than 12 Noon, Friday 27th November 2026 to RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ.

Please mark the envelope: The Leys, Broadmoor Common Tender.