

**PRIME ARABLE LAND  
at  
WELLINGTON  
HEREFORDSHIRE**



**About 36.76 Acres (14.87 Hectares)**

**Two fields to be sold in one lot**

**For sale by Informal Tender  
Tenders to be received by 12 Noon Wednesday 5<sup>th</sup> July 2017**

**Guide Price: £10,000 per acre**

**Ref PDK**

## **Description**

Sunderlands is instructed to offer for sale by informal tender nearly 37 acres of excellent arable land in two fields at Wellington, north of Hereford. The land is easy to access being just to the west of the A49 on a road leading to Canon Pyon and the A4110.

Both fields are well shaped with lane frontage and shown as Grade 2 in the former MAFF Land Classification Series. The land is considered suitable for growing a wide variety of crops with potatoes being last grown in both in 2016.

## **Directions**

From Hereford take the A49 towards Leominster. The A49 becomes dual carriageway at Wellington. At the end of the dual carriageway after passing Queenswood Nursery turn left signposted Westhope and Canon Pyon. The land is on the left hand side after about 750 metres as indicated by the Agent's For Sale boards.

## **Tenure**

The property is offered Freehold with vacant possession after the current farm business tenancy agreement expires on 30<sup>th</sup> September 2017.

## **Tenders**

Tenders for the land are to be received on the attached tender form at the agents Hereford office by 12 noon on Wednesday 5<sup>th</sup> July 2017 in a sealed envelope marked on the outside 'Land for sale at Wellington Ref PDK'. The vendor is not obliged to accept either the highest or any tender. If an offer is accepted then solicitors will be instructed and contracts exchanged as soon as possible.

## **Ingoing Valuation**

There will be no ingoing valuation, nor any claim for dilapidations and/or deterioration (if any) by either purchaser or the Vendors.

## **Basic Payment**

There are no entitlements included in the sale. The 2017 payment is reserved to the tenant. The land is registered with the Rural Payment Agency.

## **Schedule**

SO 4948 2455 6.2374 hectares  
SO 4948 4663 8.6408 hectares

## **Grant Schemes**

So far as we are aware the land is not part of any environmental stewardship scheme at present.

## **Sporting & Mineral Rights**

So far as they are owned by the vendor these are included in the Freehold sale.

## **Viewing**

Viewing may occur at any reasonable time during day light hours with sale details in hand. However, prospective purchasers should respect the land and ensure that crops are not damaged.

## **Planning**

The property is sold subject to any development plans, tree preservation orders, monument orders, town planning schedules or resolutions which may be or may come into force.

## **Plans, Areas and Schedules**

The field details are the current RPA field sizes.

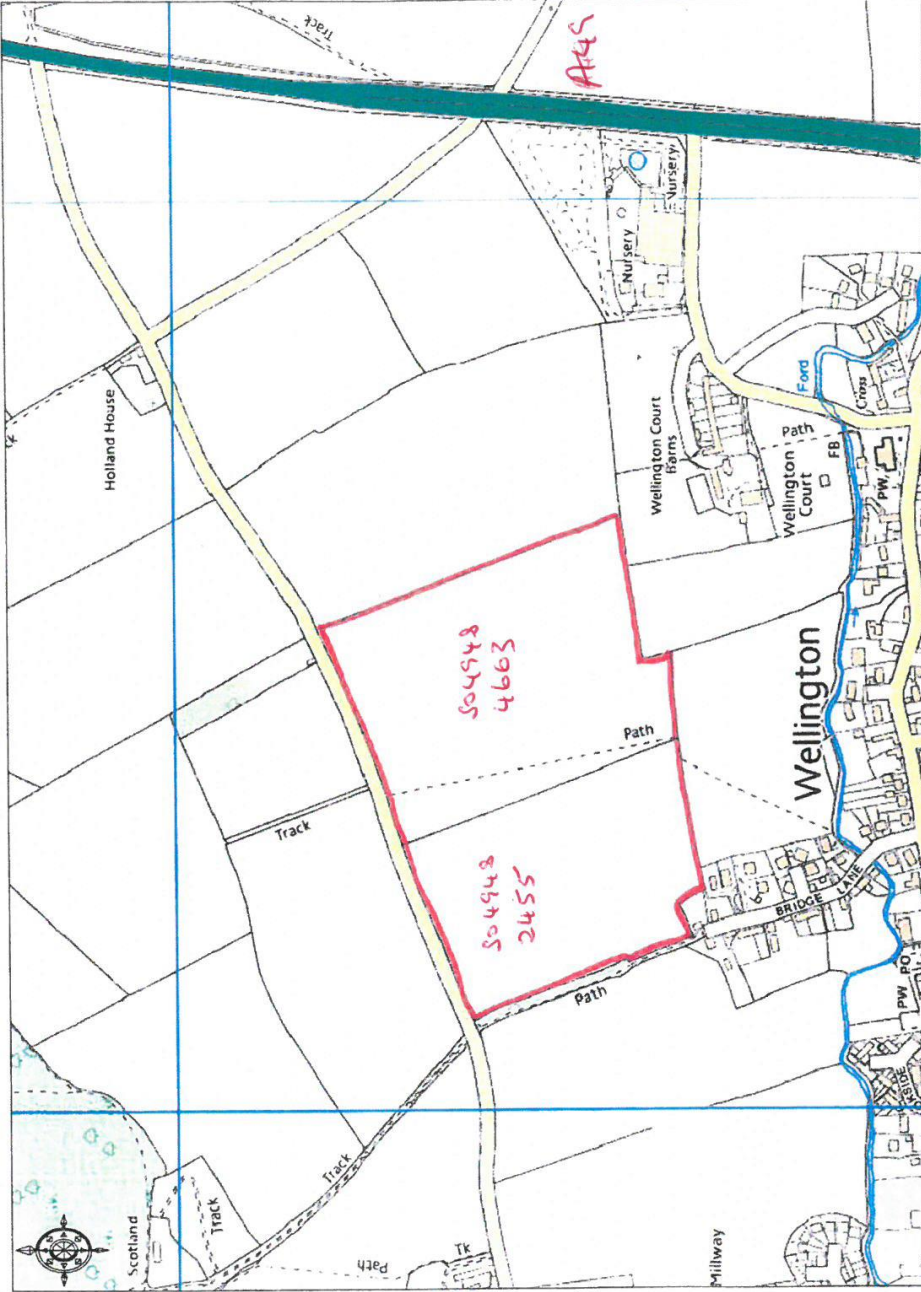
The purchaser shall be deemed to have satisfied himself as to the description and extent of the property. The detailed plans and schedules of the property will be available with the sale contracts for prospective purchasers to check and satisfy themselves. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## **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. There is known to be a public footpath across the western field.

## **Important Notice**

1. These sale particulars are prepared in May 2017
2. They have been prepared in good faith to give an overall view of the Property.
3. Purchaser must satisfy themselves as to all matters in respect of the purchase.
4. Any areas, measurements or distances referred to are given as a guide only and are not to be relied on as precise.
5. Where reference is made to planning consents, or potential land uses, such information is supplied in good faith. Purchasers must make their own enquiries into such matters prior to purchase.
6. The description of the property is as seen by the Agents and is not to be taken as statements of fact.
7. Information contained in these particulars is given without responsibility on the part of Sunderlands, or their clients. The particulars do not form part of any offer or contract and neither Sunderlands, or their employees have any authority to make or give any representations or warranty whatsoever in relation to the property.



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For identification purposes only



**INFORMAL TENDER – SUBJECT TO CONTRACT**

**Land at Wellington, Herefordshire**

**OFFERS TO BE RECEIVED BY 12 noon on Wednesday 5<sup>th</sup> July 2017**

Name of Prospective Purchaser: (s) .....

Address: .....

.....

.....Postcode: .....

Contact Person: .....

Telephone Nos:

(day) ..... (eve) .....

Mobile Phone Number: .....

Email Address: .....

**My/our offer is:** £.....

(in words .....) )

My/Our Solicitor Name & Contact Details: .....

.....

..... Tel No: .....

Proposed method of funding i.e. cash, mortgage or needing bank approval (or combination):

.....

Signed: ..... Date: .....

**SEE OVER FOR TERMS AND CONDITIONS**

### **TERMS AND CONDITIONS**

1. Offers must be received in a sealed envelope clearly marked “**Land for sale at Wellington Ref PDK**” at Sunderlands, Offa House, St Peters Square, Hereford, by **12 noon on Wednesday 5<sup>th</sup> July 2017.**
2. The owners do not commit to accepting either the highest or any tender.
3. The transaction will remain strictly subject to contract until the Sale Contracts have been signed and completed.