



Woodland pasture at Quay Head Valley, Tedstone, Bromyard, HR7 4PT





**Land at Quay Head Valley
Tedstone Delamere
Bromyard
HR7 4PS**

Summary of features:

- About 21.60 acres of woodland and pasture land
- Tranquil location with exceptional countryside views
- Natural water supply
- Potential leisure opportunity subject to planning permission
- Access via a shared private track
- For Sale by Private Treaty

Tender Guide: £150,000

Hereford 19.5 miles | Worcester 12.7 miles

Bromyard 4.5 miles

Situation:

The land is situated in a tranquil valley in the heart of the Herefordshire countryside in the rural village of Tedstone Delamere accessed via a private shared driveway. The land lies just outside of the market town of Bromyard, which offers a wide range of amenities including: a traditional high street with independent shops, local schools, restaurants, and access to the renowned Bromyard Downs and Bringsty Common. The land is conveniently located between the two Cathedral Cities of Hereford and Worcester.

Description:

The Land at Quay Head Valley offers an exciting opportunity to acquire 21.60 acres of broadleaved deciduous woodland and pasture land of sloping topography.

The versatile land offers the potential for a range of uses including leisure subject to Planning Permission. The land benefits from spectacular countryside views and provides the opportunity to purchase an unspoilt natural part of the English countryside. The land borders the Sapey Brook providing a natural water supply and a beautiful tranquil setting.





Services:

The land benefits from a natural supply of water from the Sapey Brook, Prospective Purchasers are to satisfy themselves as to its reliability. There are no mains services currently connected.

Tenure:

We understand that the property is Freehold with vacant possession on completion.

Boundaries:

Purchasers are deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries of ownership of the land.

Environmental Schemes:

In so far as we are aware the land is not the subject of any Environmental Scheme.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if relevant, are included in the sale.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. There is a Public Footpath crossing the land. The land benefits from a vehicular Right of Way at all times on foot and with or without vehicles and machinery or on horse back or any other method of transport and with or without animals and stock to pass and repass over and along the track edged orange on the enclosed plan.

Local Authority & Public Utilities:

Herefordshire Council, Hereford, HR4 0LE

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY.

National Grid, Hereford, HR2 6LB.

Restrictive Covenant:

The land is subject to a restrictive covenant prohibiting its use for any caravan activity.

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Money Laundering:

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Selling Agents:

Sunderlands 1862 LLP, Offa House, St Peters Square, Hereford, HR1 2PQ

Viewing:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking.

Directions:

From Hereford: Take the A465 towards Bromyard, after about 11 miles turn right onto the A44 then after 0.5 miles take the left hand turning onto the B4203 continue for about 3.5 miles before taking the right hand turning to Tedstone Delamere continue for 0.9 miles before turning left when you reach Tedstone House proceeding down the road signposted as a no through road, after 0.5 miles the land will be situated on your right hand side on the other side of a gate at the end of the road as indicated by the 'For Sale' signs.

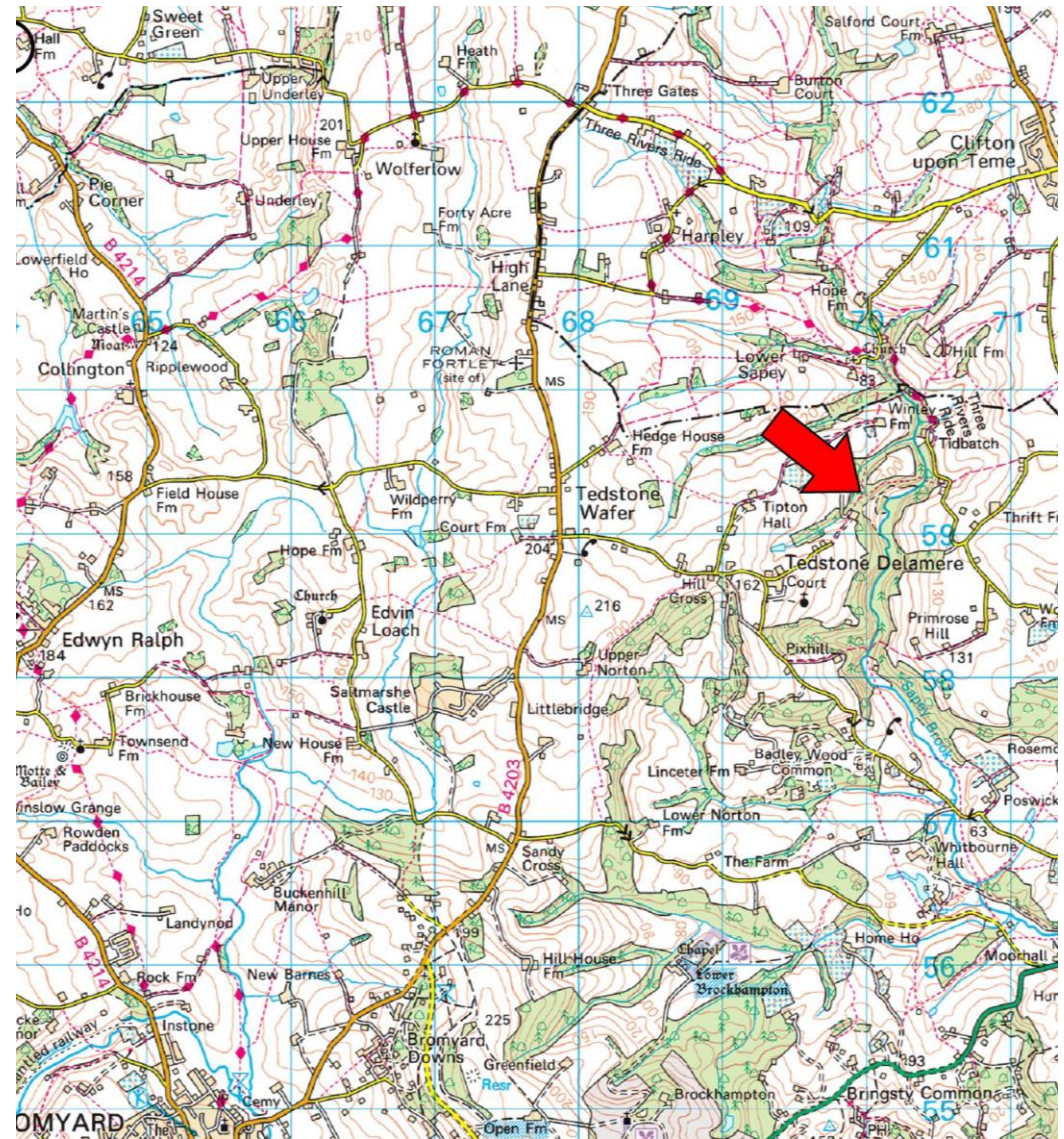
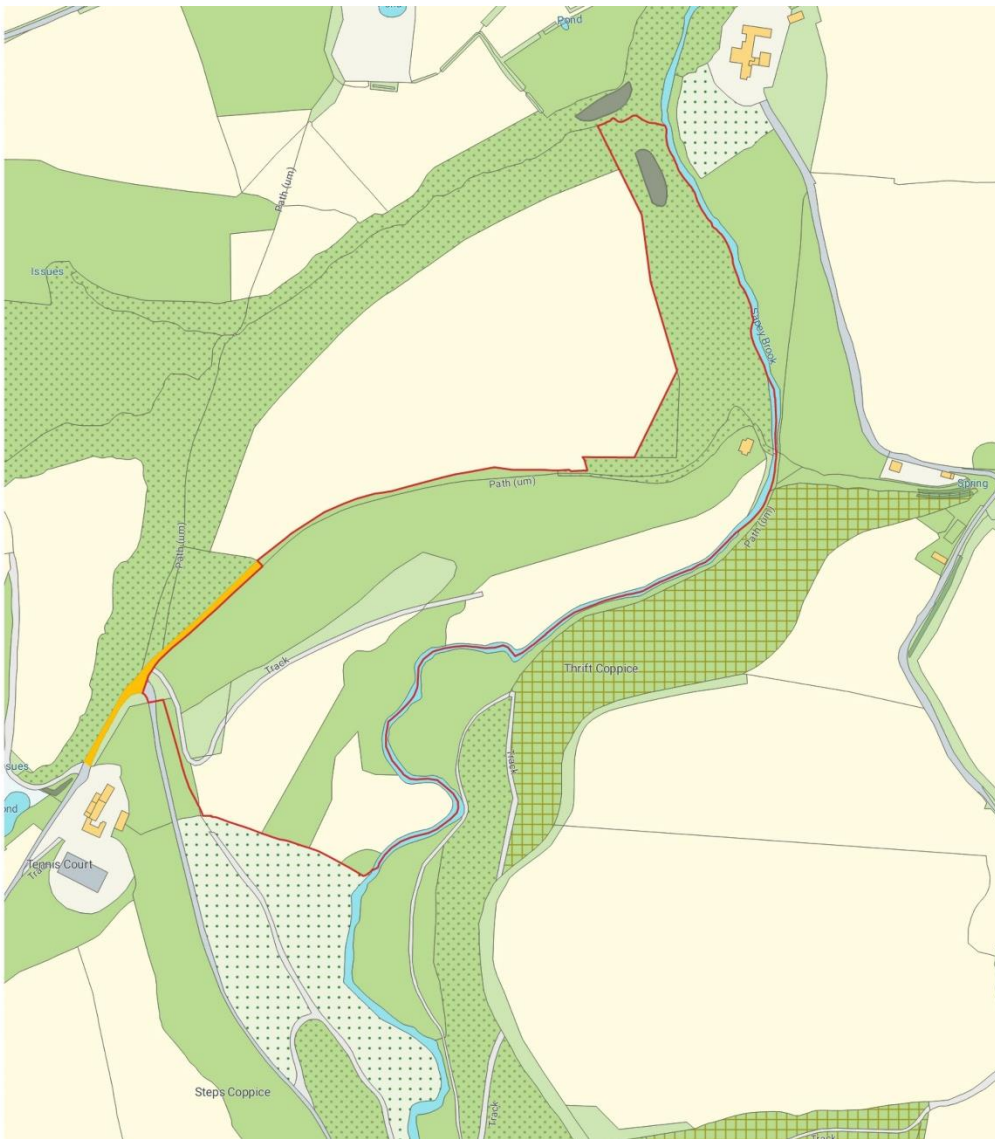
Postcode: HR7 4PS

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.



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