



About 52 Acres at Newton Court, Weobley, HR4 8QY



**About 52 Acres  
at Newton Court,  
Weobley,  
Herefordshire,  
HR4 8QY**

**Two Arable Fields**

**In One Lot**

For Sale by Informal Tender

Tenders to be received by

12 noon on Thursday 20 June 2024

**Guide Price: Over £750,000**

Enquiries:

Peter Kirby 07967 817274

Hereford 01432 356161

**Location:**

The land is located in north-west Herefordshire close to Weobley with direct access onto the A4112. The land is about two miles west of the Sarnesfield crossroads of the A4112 and A480.

A location plan forms part of these sale details.

What3words: game.mule.worms

**Description:**

The land is in two well shaped fields with a long frontage onto the A4112 along its northern boundary with Newbridge Brook forming the southern boundary. The two productive fields have been in arable rotation with potatoes last grown in the larger field, Bath Meadow, in 2020 and Brook Field in 2021. An historic cropping schedule and most recent soil analyses are available from the agent on request.

**RPA Schemes:**

The fields are registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the vendor. A buffer along the brook has been within an environmental stewardship scheme but this has ended.

**Services:**

There are no mains services connected.

**Tenure:**

We understand that the property is Freehold with vacant possession on completion after the harvest of the current crops.

**RPA Field Details:**

SO3952 7852 17.04 ha Bath Meadow

SO4052 1690 4.05 ha Brook Field

Total: 21.09 ha (52.11 acres)



**Covenant:**

There will be a restrictive covenant on parcel 1690 (Brook Field) for the benefit of the farmhouse and farm buildings stating that no buildings or structures are to be erected in this individual field.

**Irrigation:**

There is a water abstraction licence for 340.96 cubic metres per day (3,409.57m<sup>3</sup> per year) from 1 May to 31 July from the adjoining Newbridge Brook.

## Boundaries:

Future ownership of the hedges against the retained land is shown by the inward facing 'T' marks on the plan. The large ditch against the retained land on the northern boundary of parcel 7582 will remain in the ownership of the vendor.

## Drainage:

The land is within the River Lugg Internal Drainage Board catchment and there is an annual drainage charge of around £200 payable to the Board.

## 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 close gates.

## Local Authority & Services:

**Herefordshire Council**, Plough Lane, Hereford, HR4 0LE. 01432 260000

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY 0800 917 2652

**National Grid**, Toll End Road, Tipton, DY4 0HH 0800 678 3105

## 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 mains electricity wayleave and a public footpath across the western of Bath Meadow.

## Mode of Sale:

The property is being offered for sale as a whole by **Informal Tender**. Tenders are to be delivered to the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by **Thursday**

**20 June 2024 at 12 noon.** Envelopes must be marked "Tender at Weobley FAO Peter Kirby".

The Vendor will then confirm which (if any) proposed offer is acceptable and the Solicitors will then be instructed to action an early exchange of Contracts with completion either simultaneously or as otherwise agreed between the parties.

## 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. The cover photo is an historic image at an unknown date.

## 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.

## Further Information:

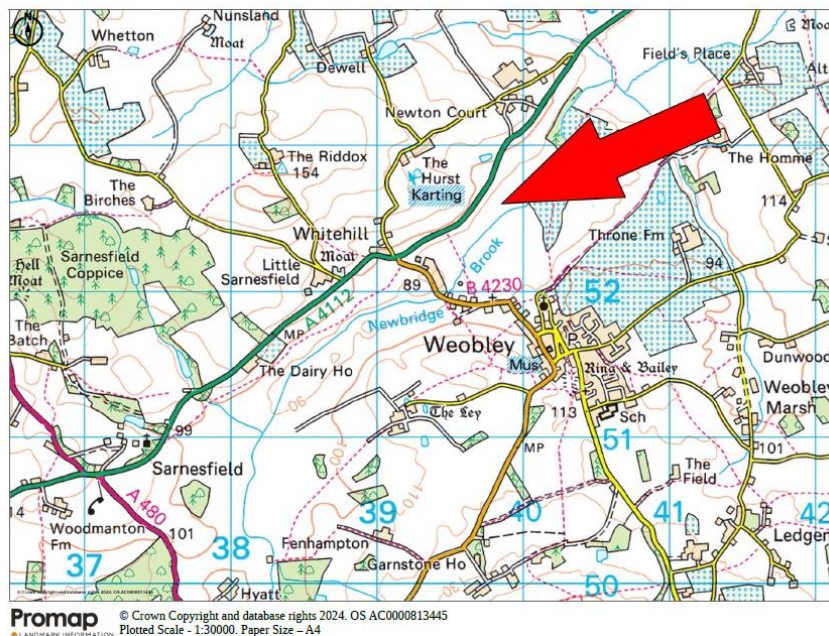
Please contact Peter Kirby Bsc.(Hons), MRICS, FAAV 07967 817274 or [p.kirby@sunderlands.co.uk](mailto:p.kirby@sunderlands.co.uk).

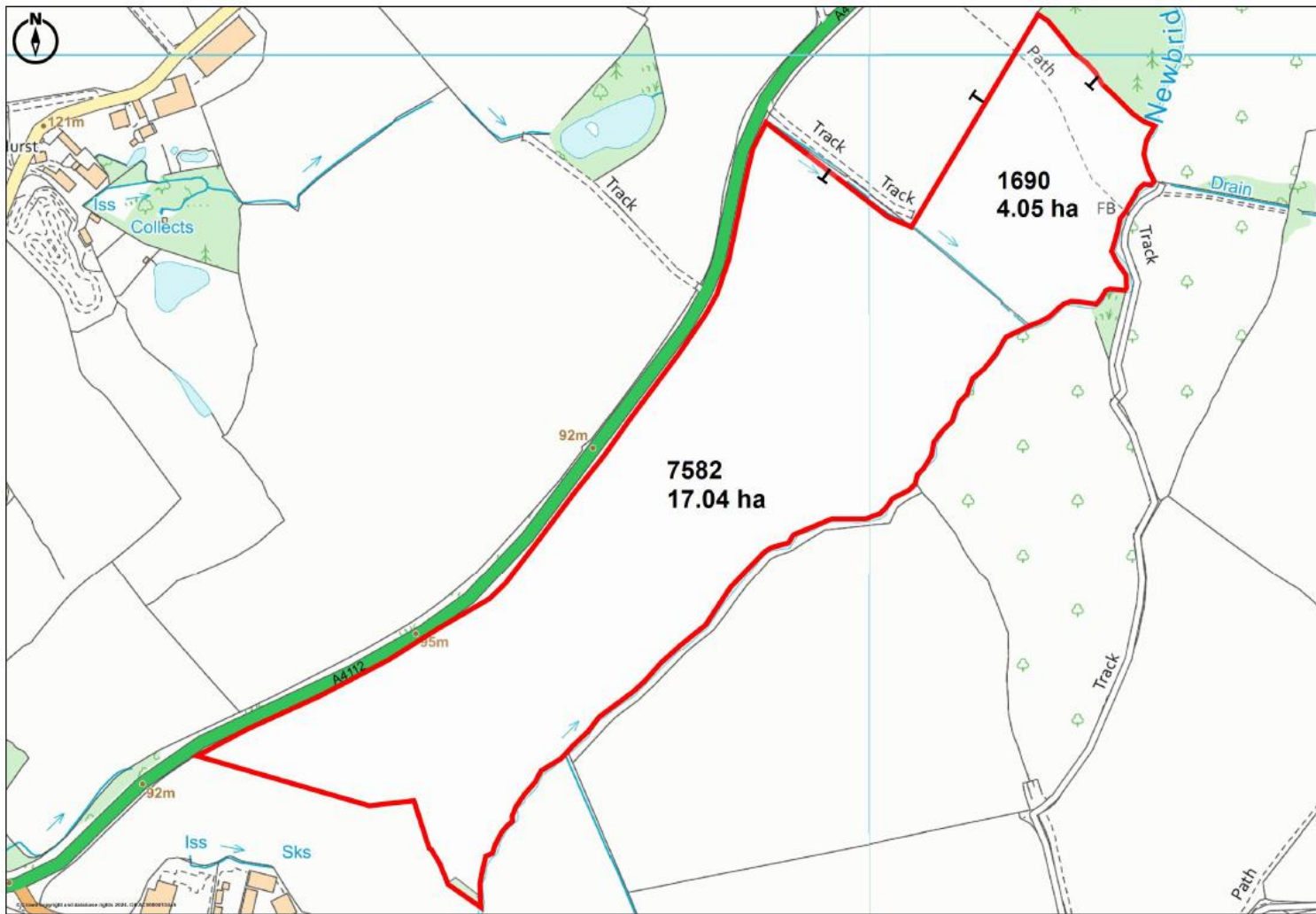
## Health & Safety Notice:

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.





**Promap**  
LANDMARK INFORMATION

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## Sunderlands

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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.