



About 75.46 acres of Land at Lucton, Herefordshire



**Sunderlands**  
Residential Rural Commercial



**The Gruntles & The Yardways  
Lucton  
Leominster  
Herefordshire  
HR6 9PN**

Summary of features

- About 75.46 acres of Land
- Available as a Whole or in Two Lots
- Lot 1: The Gruntles 45.72 acres
- Lot 2: The Yardways 29.74 acres
- For sale by Informal Tender
- Tenders to be received by 12 noon on 12<sup>th</sup> July 2024

**Guide Prices:**  
**Lot 1 - £650,000**  
**Lot 2 - £435,000**

Leominster 6 Miles | Ludlow 10 Miles  
Hereford 20 Miles | Worcester 22 Miles

**Hereford Office 01432 356161**

**Situation:**

The land is situated in North Herefordshire between the two rural villages of Yarpole and Lucton. The land extends in total to about 74.8 acres of predominantly arable land and is available as a whole or in 2 Lots.

The land is conveniently located with good roadside access onto the B4362 as well as having good links to larger livestock markets at Hereford, Worcester, and Ludlow.

This land is in a sought-after location and presents the rare opportunity to purchase good quality arable land.



### Lot 1: About 45.72 acres

The land, known as The Gruntles, extends in total to 45.72 acres of which 42.69 acres (17.28 ha) is arable and 3.03 acres of woodland and natural watercourse.

The arable land is predominantly classified as Grade 2 land with some Grade 3 to the south. Soilscape describes the land as freely draining slightly acid loamy soils.

The land benefits from dual road frontage onto the B4362 to the north and Croft Lane to the west.

The land has been in a conventional arable rotation including potatoes. The land last grew potatoes in 2020.

We understand the smaller area of arable land adjoining the Woodland has previously been used for Maize/ bird cover by a local shooting syndicate.

### Lot 2: About 29.74 acres

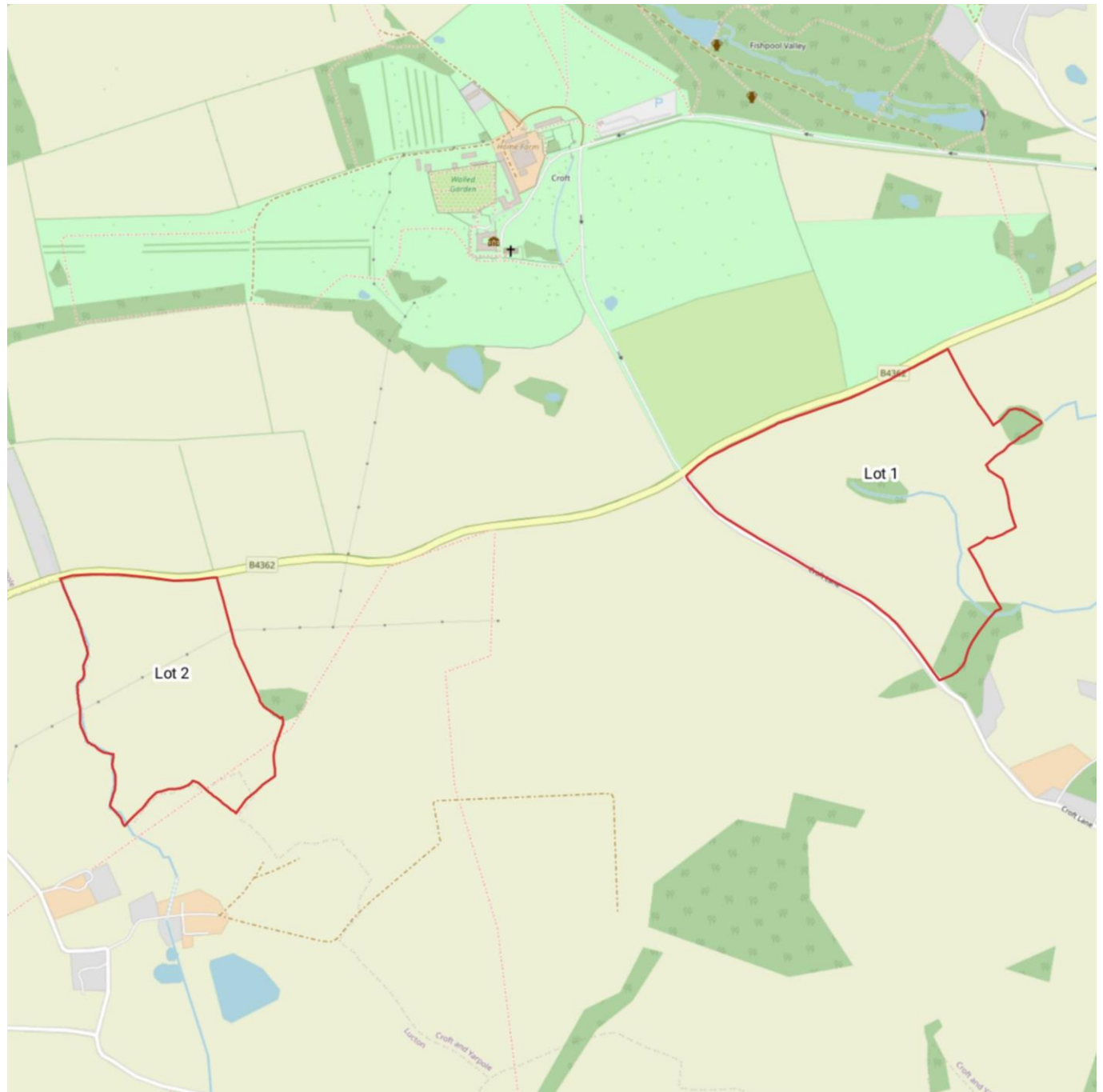
The land, known as Yardways, extends in total to about 29.21 acres of arable and 0.53 acres of woodland and natural pond.

The land is classified as Grade 2 and 3 land with Soilscape describes the land as freely draining slightly acid loamy soils.

The land benefits from good road frontage onto the B4362 to the north.

The land has been in a conventional arable rotation including potatoes. The land last grew potatoes in 2021.

The land is located within a Nitrate Vulnerable Zone.



### Services:

We understand there is a mains water to Lot 2. Lot 1 benefits from a natural water supply from the natural watercourse which runs through the land.

### Tenure:

Freehold with vacant possession upon completion. There is a cropping licence over the land until 1<sup>st</sup> September 2024.

### 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 known public footpath crossing the land southern part of Lot 2 and eastern side of Lot 1.

### Planning:

No planning enquiries have been made.

### 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.

### Basic Payment Scheme:

The Vendor will retain the future delinked payments.

### Stewardship Schemes:

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

### Sporting, Timber & Mineral Rights:

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

### 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.

### Local Authority & Public Utilities:

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

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

**Western Power Distribution**, Toll End Road, Tipton, DY4 0HH

### Mode of Sale:

The property is for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "**Tender for Land at Lucton**" addressed to: Katie Bufton Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by **12 noon on Friday 12<sup>th</sup> July 2024**.

### 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.

### What3Words:

#### Lot 1: Gruntles

What3Words:///elevate.revised.jammy

#### Lot 2: Yardways

What3Words: ///exchanges.distanced.stapled

### 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:

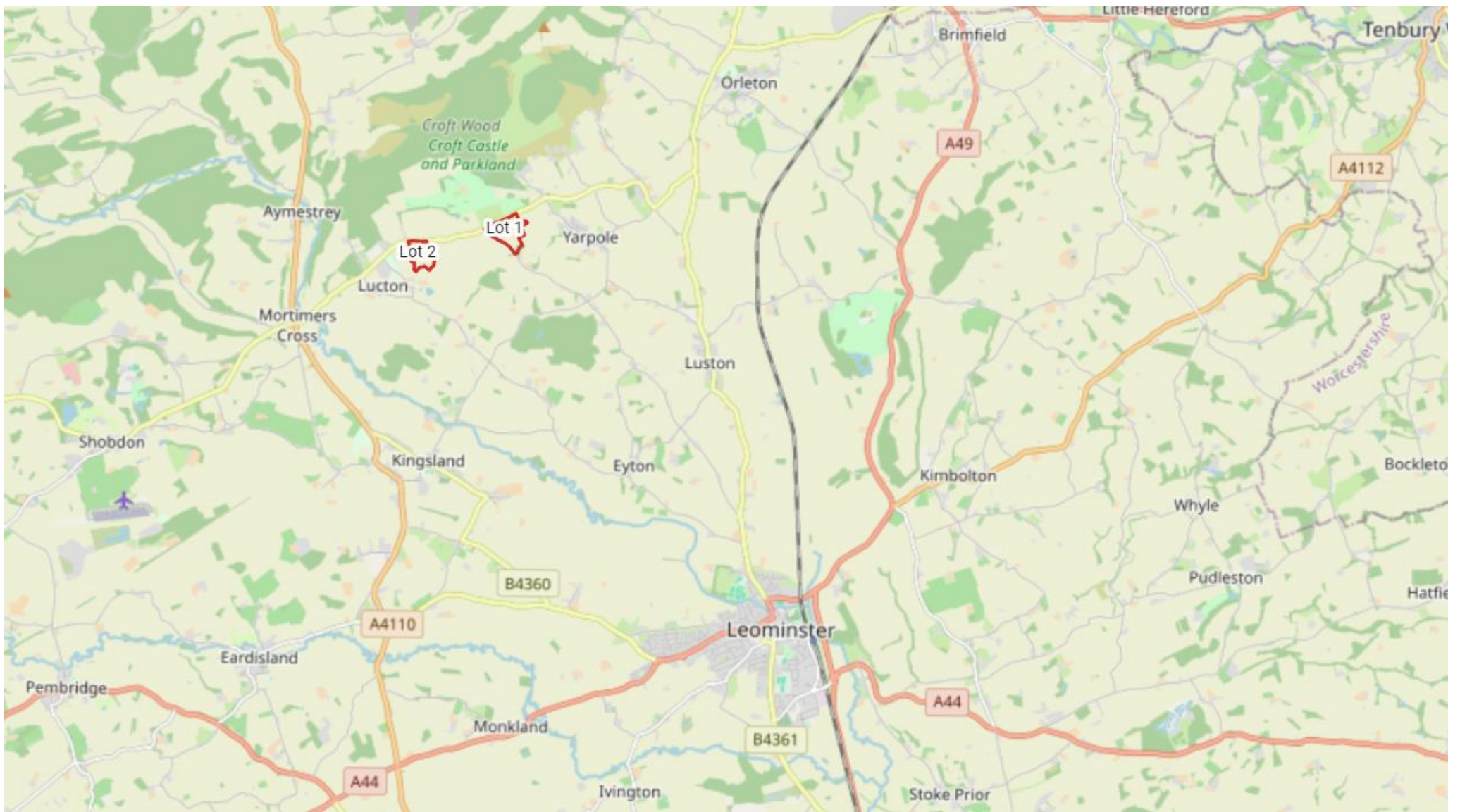
Please note the postcode does not take you directly to the land so please use the What3Words or directions below:

From Leominster: Take the B4361 north towards Luston, continue through Luston and Bircher. Lot 1 is located on your left opposite the entrance to Castle and Lot 2 is further along the B4361 as indicated by the Sunderlands 'For Sale' Boards.

### 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.





## Sunderlands

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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.