



About 44.06 Acres at Tedstone Wafre, Bromyard HR7 4PN



Sunderlands
Residential Rural Commercial



**About 44.06 Acres
at Saltmarshe,
Tedstone Wafre
Bromyard,
Herefordshire
HR7 4PN**

As Three Fields

Small Stone Barn

**As a Whole or in Two Lots
(may subdivide further)**

Lot 1 About 19.05 Acres

Lot 2 About 25.01 Acres

Guide Price:

**Offers Over £500,000
For the Whole**

**Ref. Peter Kirby
07967 817274
01432 356161**

Location:

The land is located next to the B4203 Bromyard to Great Witley road about 2.5 miles north-east of Bromyard and is adjacent to the Saltmarshe Castle Residential Park. It benefits from a shared secure access through the Park. A location plan forms part of these sale details.

What3words: irritate.harmonica.obscuring

Description:

The productive land is three fields in a ring fence.

Lot 1 adjoins the Park and, in total, is about 19.05 acres. It benefits from a useful three bay stone shelter next to the Residential Park. The field undulates and is in permanent pasture with a pond near its centre and mature trees providing shelter along the eastern boundary against the B4203.

Lot 2 is two fields that are currently in temporary pasture within an arable rotation. If sold separately to Lot 1 then access will be through Lot 1 following the western boundary between points A and B on the sale plan. The land is gently undulating.

RPA Schemes:

We understand that the land is registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the vendor.

The land is not currently within an environmental scheme but the opportunity exists.

Services:

There is a watercourse between the two Lots and a pond within Lot 1.

Tenure:

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

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 known to be an easement for a private water pipe from the reservoir to the north east on neighbouring land to the Saltmarshe Residential Park. There is also a public footpath that crosses Lot 2.

Local Authority:

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

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.

Mode of Sale:

The land is being offered for sale by private treaty.

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.

Viewing:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. Access is through the Saltmarshe Caravan site as indicated by the arrow on the plan and there are three parking spaces prior to a security gate at point A. The field gate is just beyond this. Interested parties are asked to respect the land and close gates.

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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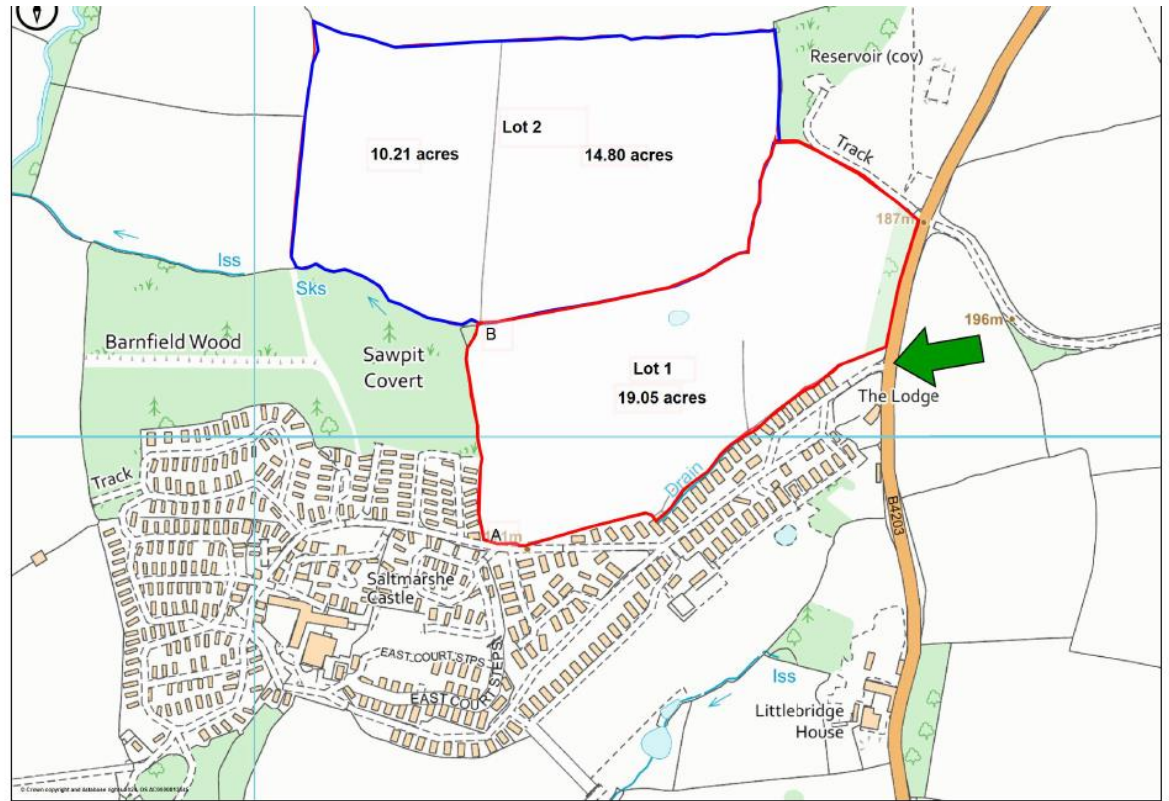
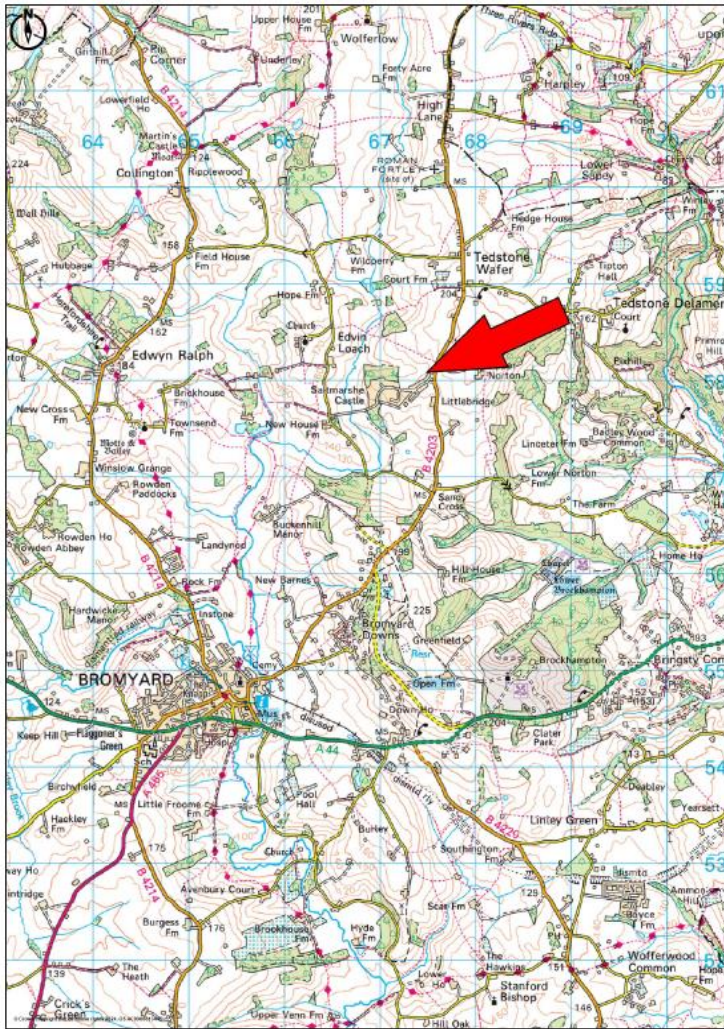
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.