



Rookhill Coppice, Whitbourne, Herefordshire, WR6 5RU



Sunderlands

Residential Rural Commercial





**Rookhill Coppice
Bottom Lane
Whitbourne
Herefordshire
WR6 5RU**

For Sale by Informal Tender
Tenders to be received by
12 Noon
Thursday 5th September 2024

Summary of features

- 3.51 Acres of woodland
- Good road frontage
- Mixed woodland

Tender Guide: £40,000

**Whitbourne 0.5 miles |
Bromyard 6 miles | Worcester
11 miles | Hereford 20 miles**

Situation:

Situated just outside the village of Whitbourne. Approximately 6 miles from the Town of Bromyard and 11 miles from the City of Worcester. Both offering a wide range of shops and amenities.

The land has good road frontage onto Bottom Lane. There is no vehicle access to the site at present and anyone wishing to create one would need to apply for necessary consents.

Description:

This small oak and ash woodland extending to 3.50 acres (1.42 ha) is nestled amidst other wooded areas, situated on the west-facing slope of an Old Red Sandstone ridge. The woodland has existed for centuries, allowing it to acquire the characteristic plants associated with ancient woodlands. Some of the individual ash trees bear evidence of growing from former coppice management, while there are also impressive mature oaks and ash trees.

The moist, humus-rich soils create a vibrant display of bluebells in early spring, alongside other indicators of ancient woodland such as ramsons, dog's mercury, violets, and broad-leaved helleborine. Within the wood, you'll find a significant amount of dead, fallen timber providing valuable micro-habitats for fungi and wood-boring insects.





Tenure:

We understand that the property is freehold with vacant possession upon completion.

Boundaries:

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining the boundaries of ownership thereof.

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.

Planning:

No planning enquiries have been made.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, HR4 0LE.

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

National Grid, Ludlow, SY8 1FN

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.

Stewardship Schemes:

Insofar as we are aware the land is not the subject of any Environmental Stewardship Scheme.

Timber & Mineral Rights:

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

Designations:

Once sold public access will no longer be mandatory.

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 and should include a statement of intent for the proposed use of the land. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for **Rookhill Coppice**" addressed to: **Katie Bufton**, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ or via email to k.bufton@sunderlands.co.uk. The Tender Document must be received by **12 noon on Thursday 5th September 2024**.

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.

Access:

The woodland benefits from good road frontage but does not currently have a vehicular access. The land is accessible on foot only, anyone wishing to create a new access would need to apply for all necessary consents.

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:

What3Words: ///woods.spicy.scrapped

From Bromyard: Take the A44 east towards Worcester after approximately 4.3 miles turn left towards Whitbourne. Continue along this road for approximately 1.4 miles and the gates to the woodland should be on your right-hand side.

Health & Safety Notice:

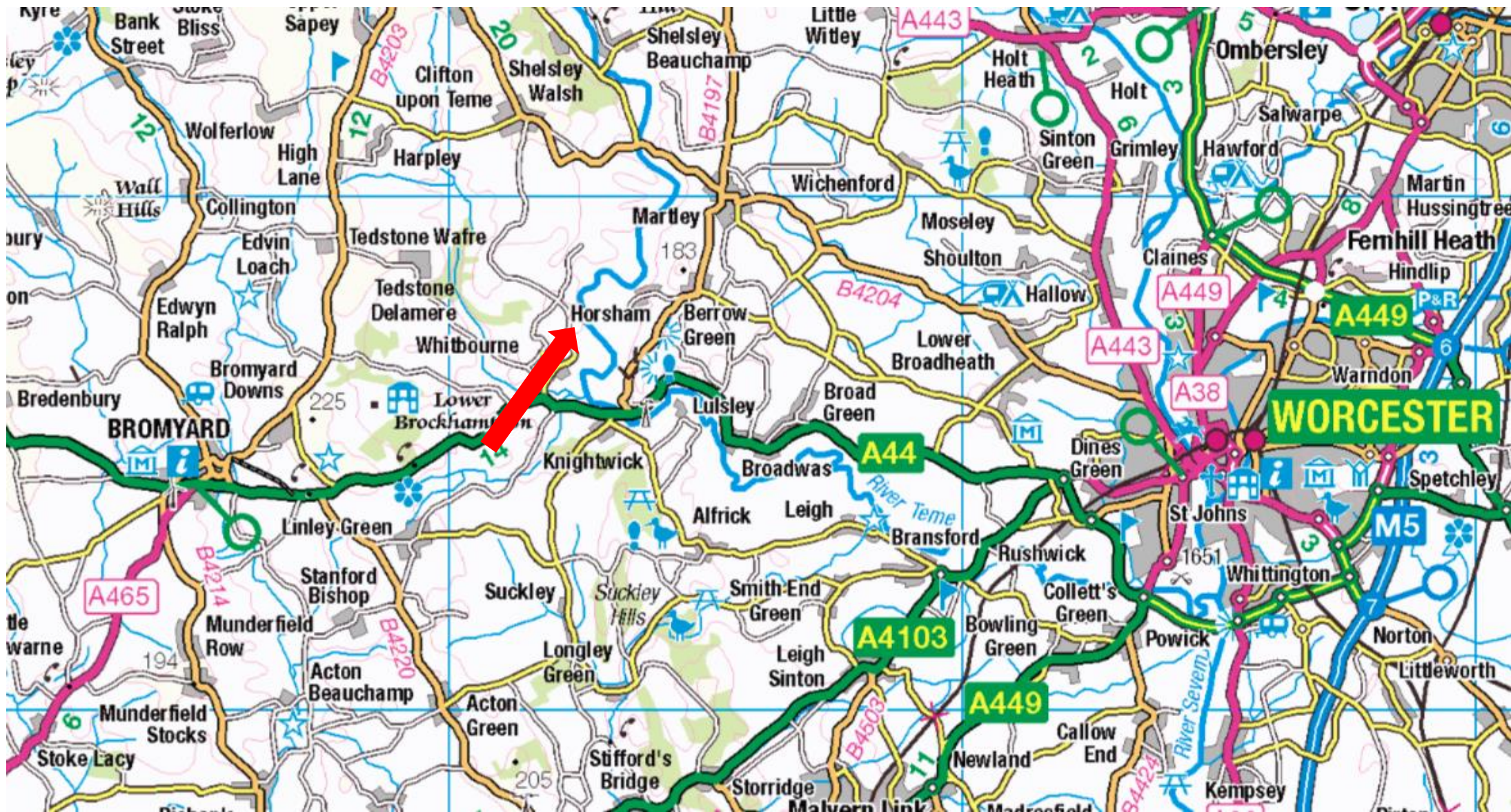
Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

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.

Overage:

Provision will be made for Uplift Overage at 25% over a 50-year period from the date of completion. Any Overage payments will be triggered by any change of use or grant of Planning Consent including as a result of Permitted Development Rights.



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