

LAND AT BRINSHOPE

WIGMORE, NEAR LEOMINSTER, HEREFORDSHIRE, HR6 9UR





**Upon Kind Instructions from
R N Midwood Esq**

**Land at Brinshope,
Wigmore,
Leominster,
Herefordshire,
HR6 9UR**

Summary of features:

- 47.6 Acres Grade II & III Arable Land.
- The Land is predominantly in four good sized arable parcels, apart from Field No 7085, 1.26 Acres, in permanent pasture
- The land is in a ring fence with frontage to the A4110, 2.5 miles north of Mortimers Cross, some 7 miles north of Leominster. The A4110 runs north through Wigmore, Adforton & Leintwardine giving easy access to Brampton Bryan, Bucknell & Knighton
- For Sale by Informal Tender
- Tenders to be received by 12 Noon on Friday 30th August 2024

Guide Price: £625,000

Description:

The Land amounting to approximately 47.6 acres lies within a ring fence conveniently located adjacent to the A4110. The two fields closest to the road, 3650 and 2265 are Grade II and fields 9861, 7971 and 7085 are Grade III.

The Land:

The lime status is monitored regularly with the aim of maintaining PH 7.0. The land was last limed in 2022.

The Soil is a silty, easily worked, low stone content, loam "with geology that gives rise to rich soils that are predominantly brown earths".

Schedule:

Field Number	Acres	Designation
3650	8.15	Arable
2265	9.78	Arable
9861	10.10	Arable
7971	18.31	Arable
7085	1.26	Pasture
	47.6	

Cropping:

All of the arable parcels have been planted with the same crop each year with the following being the relevant harvest years:

2024 Graham Winter Wheat
2023 Ambassador Oil Seed Rape
2022 Siskin Winter Wheat
2021 Potatoes
2020 Graham Winter Wheat
2019 Alibaba Oil Seed Rape
2018 Skyfall Winter Wheat

Autumn Planting:

The Purchaser will be allowed early entry to plant autumn crops with a Cropping Licence. The cost of which will be refunded upon completion of the purchase.

Services:

Mains Water follows the road through fields 3650 and 2265 and is available for connection but there is no specific connection to the land.

Tenure:

The property is offered freehold with vacant possession upon completion of the sale.

Timber, Sporting & Mineral Rights:

The Timber and Mineral Rights are included within the freehold sale. The Sporting Rights are retained by the Hodges Family, who were one of the previous owners of the land, but they will return to the owners in approximately 15 years free of charge. These details will be confirmed in the contract of sale.

Timber Extraction and Right of Way:

The Forestry Commission have a Right of Way over the track from A to B for access to the woodland and timber extraction.

Public Rights of Way:

There is a Public Footpath across field 7971 running in a south westerly direction from C to D to the end of the wood to the southwestern corner of the field.

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.

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

Plans, Areas, Schedules:

The land measurements are largely based on those used by the Rural Payments Agency (RPA) but are to be used only as a guide. The Purchasers shall be deemed to have satisfied themselves as to the description, land measurement, extent and boundaries of the property. It is for prospective purchasers to check and satisfy themselves as to the exact measurements of the land. Any error or mistake or incorrect measurement shall not annul the sale or entitle any party to compensation in respect thereof.

Basic Payment Scheme:

The land has been registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the Vendor.

Stewardship Schemes:

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

Nitrate Vulnerable Zone & Floodzone:

The land is not within a Nitrate Vulnerable Zone.

Natural Capital, Carbon Sequestration, Bio Diversity Net Gain & Development:

The land may offer some investment potential.

Planning Uplift:

No Uplift Clause will apply to the land.

Mode of Sale:

The sale is upon kind instructions from R N Midwood Esq and the land is being offered for sale as a whole by **Informal Tender**.

Prospective Purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer for the land. It is envisaged that no further negotiations will be entered into after the informal tender closing date. The Informal Tender Documents should be signed by the proposed Purchaser (s) stating the proposed purchase price and should include a completed Land Registry Identity Form (ID1). These are to be received by Richard Hyde at Sunderlands Office, The Livestock Market, Roman Road, Hereford, HR4 7AN by **12 Noon on Friday 30th August 2024**. Envelopes should be marked "Informal Tender for the Land at Brinshope" and substantially sealed.

The Vendor reserves the right not to accept the highest, or any, offer if they so wish. The Vendor will then confirm which (if any) proposed offer to purchase is acceptable to him and the Solicitors will then proceed to exchange contracts by the end of September 2024 with an aim to complete the sale by the end of October 2024 (or earlier by mutual agreement). If Prospective Purchasers are not able to exchange contracts by the end of September 2024 the Vendor reserves the right to consider other offers as exchange and completion of the contract is of paramount importance this autumn. The Vendor reserves the right to accept an offer prior to the Informal Tender date.

Money Laundering:

As a result of anti-money laundering legislation all persons intending to bid must include a copy of their completed Land Registry Identity Form (ID1).

Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection at the Solicitors Offices from Monday 19th August 2024.

The Contract is not available to take away or be photocopied. However, the Vendor Solicitors will distribute a Contract Pack upon request, but they reserves the right to charge a nominal amount for doing so. Please make any further enquiries directly to the Vendor' Solicitors.

Purchasers will be deemed to have bid on the basis of full knowledge of the Contract and Special Conditions of Sale, whether they have inspected them or not.

Directions:

From Leominster take the B4529 and B4360 to Kingsland and then the A4110 north for Leintwardine. 2.5 miles past Mortimers Cross the land will be indicated on the left-hand side by the Agents Board.

Selling Agents:

Sunderlands

Richard Hyde Tel: 07977 467165

Tara Boulton Tel: 07824 552830

Viewing:

Prospective Purchasers can view the land at any time, but it would be appreciated if those viewing did inform the Agents when they wish to view. Those viewing are asked to respect the growing crops.

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.

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.

We understand that the utility searches are being undertaken by the Vendor Solicitors and will be available via the Contract pack, however potential Purchasers may wish to make their own enquiries.

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.

Vendor Solicitors:

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