



About 16.27 Acres at Bishops Frome in Two Lots



**Sunderlands**  
Residential Rural Commercial





**About 16.27 Acres  
at  
Batchfields  
Bishops Frome  
Herefordshire  
WR6 5BS**

**Two Pasture Fields**

**In Two Lots**

**Lot 1 About 14.94 Acres**

**Lot 2 About 1.33 Acres**

**For Sale by Informal Tender**

**To be received by Friday 23<sup>rd</sup>  
August 2024**

**Contact:**

**Peter Kirby 07967 817274**

**Hereford 01432 356161**

### Description:

The two parcels of land are located close together between Bromyard and Bishops Frome adjoining the west side of the B4214.

Lot 1 is an excellent permanent pasture field that shows as being Grade 2 in the Provisional Land Classification for England. It is well shaped and benefits from a south westerly aspect that also provides fine distant views across Herefordshire.

The field has a long road frontage onto the B4214 with two access gates, the second sharing an access with the adjoining property. There is a water trough in the south east corner of the field and a small pond at the northern end.

Lot 2 provides a rare opportunity to purchase a small grass paddock. There is an H electricity pole and power line. It also benefits from fine views. There is no water connection at present.

### Location:

A location plan forms part of these sale details. For Sale boards will identify the two Lots. Post code WR6 5BS. What3words:  
Lot 1 uncouth.subplot.prepares  
Lot 2 straws.ferrying.ramp

### 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 part of an environmental scheme for low input permanent grassland.

### Services:

We understand that Lot 1 is connected to mains water.

### Tenure:

We understand that the property is Freehold.

### 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. 01432 260000

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, , CF46 6LY 0800 052 0145

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

### 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.

### Guide Prices:

Offers over:  
Lot 1 £150,000  
Lot 2 £25,000



### 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 **Friday 23rd August 2024 at 12 noon**. Envelopes must be marked "Tender at Batchfields, 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.

### 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).

### 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. Further details relating to the sale can be obtained from Peter Kirby 07967 817274.

### 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.











**Sunderlands**

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**www.sunderlands.co.uk**

**rightmove**  
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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.