

LOT 1



Land at Burcott Farm, Hereford, HR1 1JL



Sunderlands

Residential Rural Commercial



**Land at Burcott Farm
Holmer
Hereford
HR1 1JL**

Lot 1 About 58.04 Acres

Lot 2 About 7.54 Acres

Lot 3 About 8.17 Acres

Lot 4 About 4.42 Acres

Whole – About 78.17 acres

For Sale by Formal Tender

As a Whole or in Four Lots

**Tenders To be received by
12 noon on Thursday
24th October 2024**

**Hereford Office
01432 356161 (option 3)**

Situation:

The land is situated on the northern fringe of Hereford city and is divided into four Lots. All four Lots adjoin each other situated just north of the Roman Road to the west of the railway line opposite Vertu Volkswagen. Lot 1, 3, and 4 have access off Munstone-Shelwick Lane. Lot 2 is accessed off Roman Road. A culvert across the watercourse interconnects Lot 1 and 2. A location plan forms part of the sale details. For Sale boards will identify the Lots.

Description:

The land is divided into four lots as edged by different colours on the plan. Lot 1 shows as predominantly Grade 2 in the Land Classification series. Lots 1, 2, and 4 have been in arable rotation for many years including potatoes. There is a sizeable pond in Lot 1 and about 3.66 acres of wood/scrub against the railway line. This year's crop has been winter wheat. Lot 3 is sloping permanent pasture with southerly views over the city.

LOT 4





Munstone

COLDWELLS ROAD

Lot 3

Lot 4

Lot 1

Lot 2

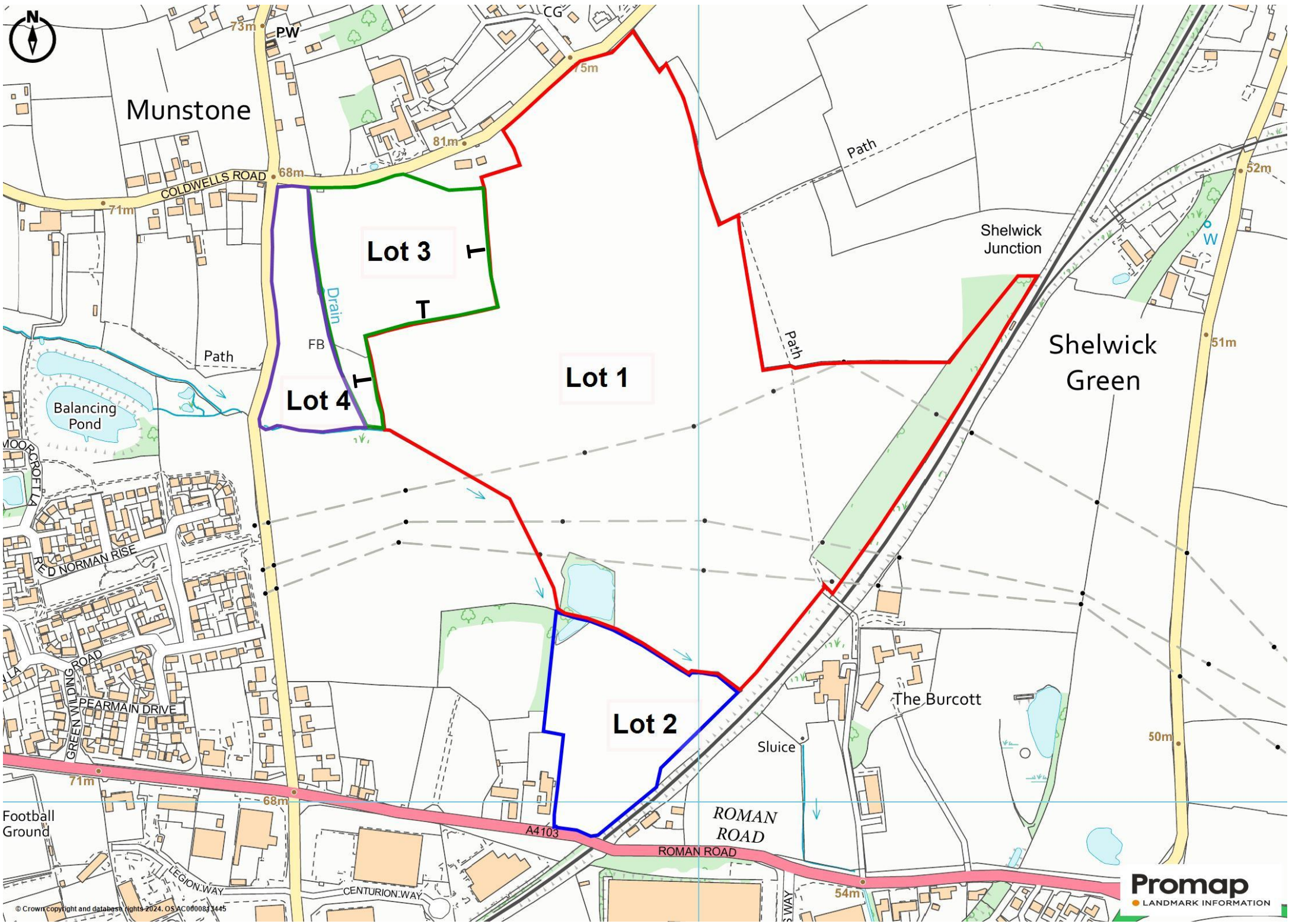
Shelwick Junction

Shelwick Green

The Burcott

ROMAN ROAD

Football Ground



Services:

There are no mains services connected.

Tenure:

Freehold with vacant possession on completion.

Boundaries:

The boundaries between the Lots, if sold separately, will be the centre of the watercourses as will be the western boundary of Lot 1. The future adjoining owners will have the right to maintain the watercourse at their own expense. The future ownership of other boundary hedges between Lot 1 and Lot 3 are identified by the inward facing T Marks on the plan in these details.

Rural Payments Agency:

We understand that the land is registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the vendors. The land is not currently within an environmental scheme, but the opportunity exists.

Sporting, Timber & Mineral Rights:

All standing timber, mineral and sporting rights, if they are owned, are included in the sale.

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. A public footpath is known to cross Lots 1, 3, and 4. Power lines cross Lot 1. There is a drainage right for a neighbouring property on part of Lot 2.

Planning:

No planning enquiries have been made.

Contaminants:

Neither the Vendors nor the Agents accept liability for any contaminants on the property.

Guide Prices:

Whole: £1,260,000

Lot 1: £950,000

Lot 2: £150,000

Lot 3: £100,000

Lot 4: £ 60,000

Overage:

Provision will be made for Uplift Overage at 40% of the increase in value for a period of fifty years from the date of acquisition. Any Overage payments will be triggered by the change of use or development of the land other than for agricultural or equestrian purposes.

Mode of Sale: Formal Tender

The property is being offered for sale as a whole or in four separate Lots by **Formal Tender**. The Tender is legally binding.

The Vendors reserve the right not to accept the highest, or indeed any offer. The Vendors reserve the right to accept an offer prior to the Tender date.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price and a completed Land Registry Identity Form (ID1). The tenders and proof of identity are to be received at the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by **12 noon on Thursday 24th October 2024**. Envelopes must be marked "**Tender for land at Burcott Farm ref Peter Kirby**". The deposit cheque should be made payable to 'T A Matthews Solicitors Limited'.

All unsuccessful bidders will have their deposit cheque(s) returned and unsuccessful Contracts and documentation will be destroyed.

Vendors Solicitors:

T A Matthews Solicitors
Broadway House, 32-35 Broad Street, Hereford
HR4 9AR FAO Trudie Nicholas
Tel: 01432 352121
Email: t.nicholas@tamathews.co.uk

Contract:

A copy of the Contract, any Special Conditions of Sale and the legal pack will be available for inspection at both the Agents and the Solicitors Offices some seven days prior to the Tender date. The Contract is not available to take away or be photocopied.

On request the Vendors' Solicitors will distribute a Contract pack but reserve the right to charge a nominal amount for doing so. To request the legal pack please email the solicitor and identify for which Lot:

T.nicholas@tamathews.co.uk. Please make any further enquiries directly to the Vendors' Solicitors.

Purchasers will deem to have bid based on the Contract and such conditions, whether or not they have inspected them.

Directions:

From Hereford take the A465 (Aylestone Hill) north out of Hereford, then at the roundabout after Legges take the first exit on to the A4103 (Roman Road), continue over the railway bridge where Lot 2 is situated on your right hand side immediately afterwards. For the other lots take the next right turn up Munstone Road then at the cross roads turn right where the accesses to Lots 1, 3, and 4 are indicated on the right hand side by the For Sale Boards.

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.

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.

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.

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.

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 and will be available via the Contract package, however potential Purchasers may wish to make their own enquiries.

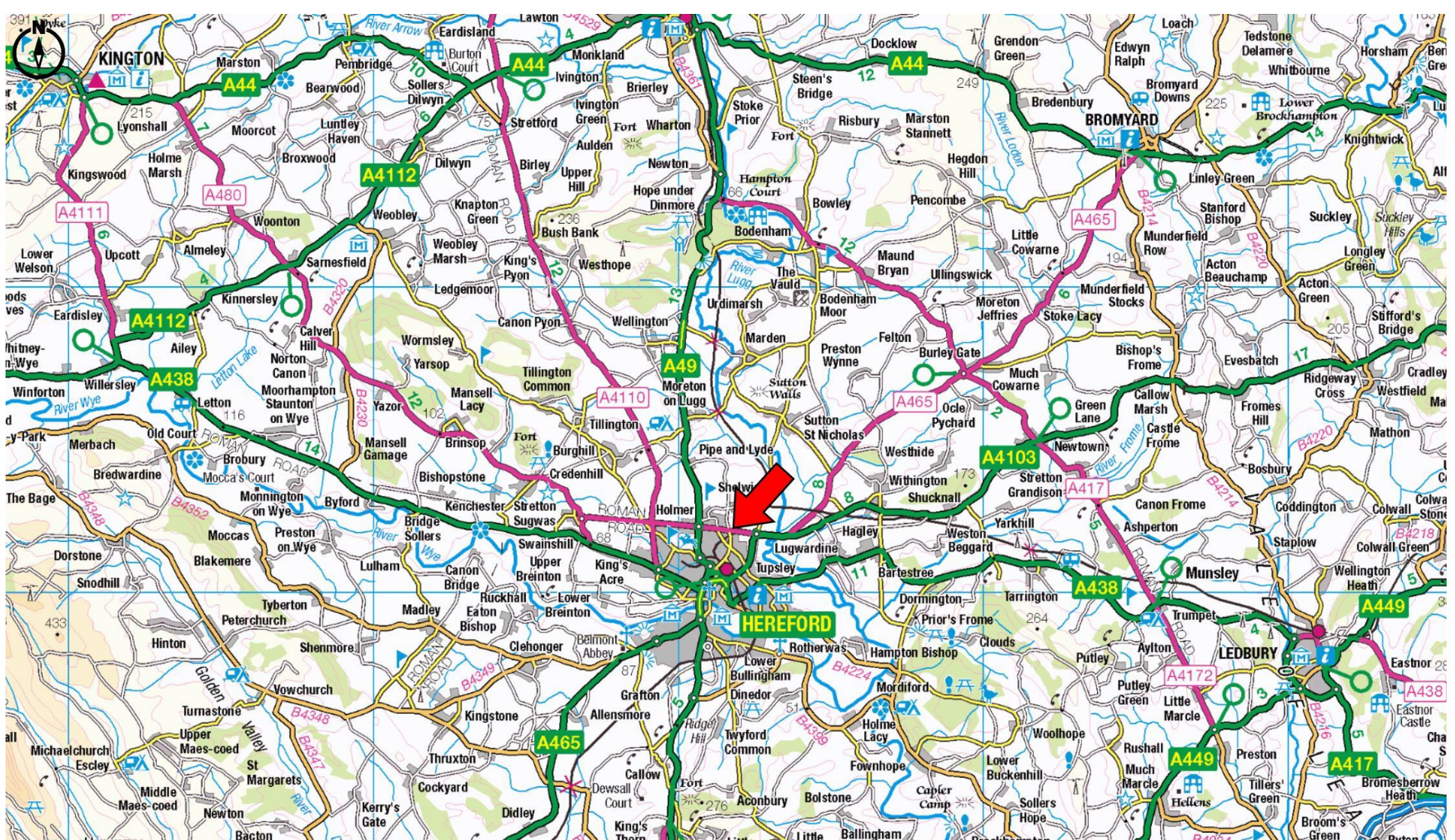
Local Authority & Public Utilities:

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





Sunderlands

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