



Arable Land near Linley Green Bromyard, Herefordshire, WR6 5TR



Sunderlands
Residential Rural Commercial



Arable Land near Linley Green Bromyard Herefordshire WR6 5RG

Summary of Features

- About 37.19 Acres (15.05 hectares)
- Grade II & III Arable Land
- Excellent roadside access
- For Sale by Informal Tender
- Tender Deadline: 12 noon on Friday 23rd May 2025

Tender Guide: £500,000

Ref: Katie Bufton & Peter Kirby

Bromyard 2 Miles | Ledbury 10 Miles |
Hereford 15 Miles | Worcester 12 Miles

Situation

The land is conveniently located just over 2 miles from the market town of Bromyard. The land benefits from excellent road frontage to the east onto the B4220 (Bromyard to Cradley Road) and north onto the Linley Green road.

Description

A rare and excellent opportunity to buy a productive and convenient sized block of arable land in this part of Herefordshire. The land is classified as Grade 2 & 3 according to the Provisional Land Classification Maps of England and Wales. Soilscape describes the soil type as slightly acid loamy and clayey soils with moderate to high fertility.

The land extends in total to about 37.19 acres (15.05 hectares) in a single field with road frontage onto the B4220 (Bromyard to Cradley Road) and Linley Green road. The field is of a good shape and size for modern farming.

The field has been farmed in a traditional arable rotation with the recent cropping having been Winter Barley (24/25) Winter Wheat (23/24) Winter Beans (2022/23) and Winter Wheat (2021/22).



Services

We understand there are no services currently connected to the land.

Tenure

The land will be sold subject to an existing Cropping Licence expiring harvest 2025.

Access

The land benefits from a right of way for all purposes over the land shown hatched yellow on plan.

Method of Sale

The land 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. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "FAO Katie Bufton - Land at Old House Farm, Bringsty" and delivered to: Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by 12 noon on Friday 23rd May 2025.

Environmental Agreements

We understand the land is not currently entered into any environmental schemes.

Sporting, Timber, and Mineral Rights

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

Wayleaves, Easements and 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. We understand there are no public rights of way crossing the land.

Local Authority & Public Utilities

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

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

National Grid, Vincent Carey Rd, Hereford HR2 6LB

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.

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).

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.

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.



Viewing

Strictly by appointment with the selling agents:

Katie Bufton (07741 664053)
k.bufton@sunderlands.co.uk

Peter Kirby (07967 817274)
p.kirby@sunderlands.co.uk

Directions

From Bromyard, following the A44 towards Worcester take the right hand turn signposted Malvern (B4220) follow the road for just over a mile. The land is located on along the B4220 on the left hand sign immediately after the junction to Suckley/Linley Green. The gateway to the field is marked by the Sunderlands For Sale board.

What3Words

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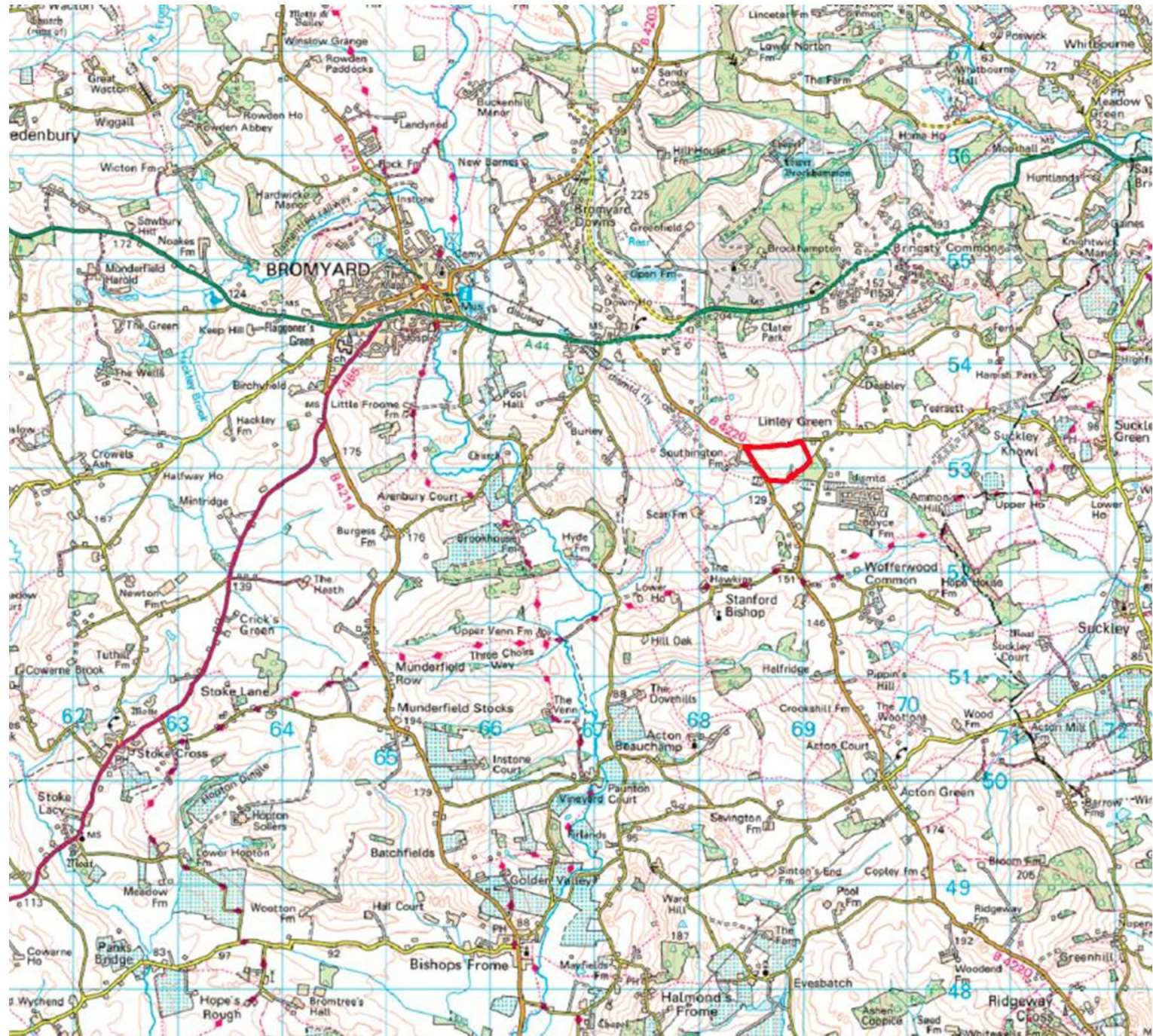
Sunderlands Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522

Email: hay@sunderlands.co.uk
www.sunderlands.co.uk



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.