



Land at Burlton near Hereford HR4 7RD



Sunderlands
Residential Rural Commercial



**Land at Burlton
Off Tillington Road
Hereford
HR4 7RD**

**An individual arable field
with good road frontage**

Grade 2 land

About 14.38 Acres (5.81 Ha)

For Sale by Formal Tender

**Tenders To be received by
12 noon on Friday
4th July 2025**

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

Ref. Peter Kirby

W3W: deeds.fork.baffle

Situation:

The field is located off the Tillington Road just on the north side of the city of Hereford at Burlton. The A4103 Roman Road is about 600 metres to the south.

Description:

The field gently slopes towards a watercourse that runs along the north western boundary. The field has been in arable rotation and has not grown potatoes for many years.

The provisional Agricultural Land Classification shows the land as Grade 2. Soilscape describes the land as freely draining slightly acid loamy soils.

The land is within a Nitrate Vulnerable Zone.

The field has in the past been surveyed as a possible route of the proposed Western Bypass to Hereford.

Directions:

In Hereford take the Tillington Road turning from the A4103 Roman Road and the land will be on the left hand side as one goes down the incline having just left the built up area as indicated by the Agent's For Sale board.
W3W: deeds.fork.baffle

Services:

There are no mains services connected.

Sporting, Timber & Mineral Rights:

All standing timber and any sporting rights, if 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 crosses the field.

Tenure & Possession:

The Freehold is for sale. The vendor reserves the right to harvest and remove the current growing crop.

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 not currently within an environmental scheme, but the opportunity exists.

Planning:

No planning enquiries have been made.

Overage

Provision will be made for an Uplift Overage at 30% of the increase in value of the land for a period of fifty years from the date of acquisition. Overage payments will be triggered by the change of use or development of the land other than for agricultural or equestrian use.

Guide Price:

£210,000.

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 as the gate entrance is not set back from the road.

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

Vendors Solicitors:

Alex Cunliffe, Lambe Corner, 36/37 Bridge Street, Hereford HR4 9DJ
Tel:01432 355301
Email: ac@lambecorner.co.uk

Mode of Sale: Formal Tender

The property is being offered for sale by **Formal Tender**. The Tender is legally binding.

The Vendors reserve the right not to accept the highest, nor indeed any offer. The Vendors reserve the right to accept an offer prior to the Tender date. The Tenders can be accepted by the vendor up until midnight Friday 11 July 2025.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price. The Purchaser will be required to immediately pay to the solicitor the non returnable deposit 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 Friday 4th July 2025**. Envelopes must be marked "**Tender for land at Burlton ref Peter Kirby**".

The deposit can be paid either by cheque made payable to 'Lambe Corner' that should be enclosed with the Tender or with funds that are immediately available to transfer to Lambe Corner.

All unsuccessful bidders will have their unsuccessful Contract tenders and documentation destroyed.

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.

The Vendors' Solicitors will distribute a Contract pack. To request the legal pack please email ac@lambecorner.co.uk, the solicitor, and identify the subject as being Tender Pack: Burlton Field.

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.

Contaminants:

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

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:

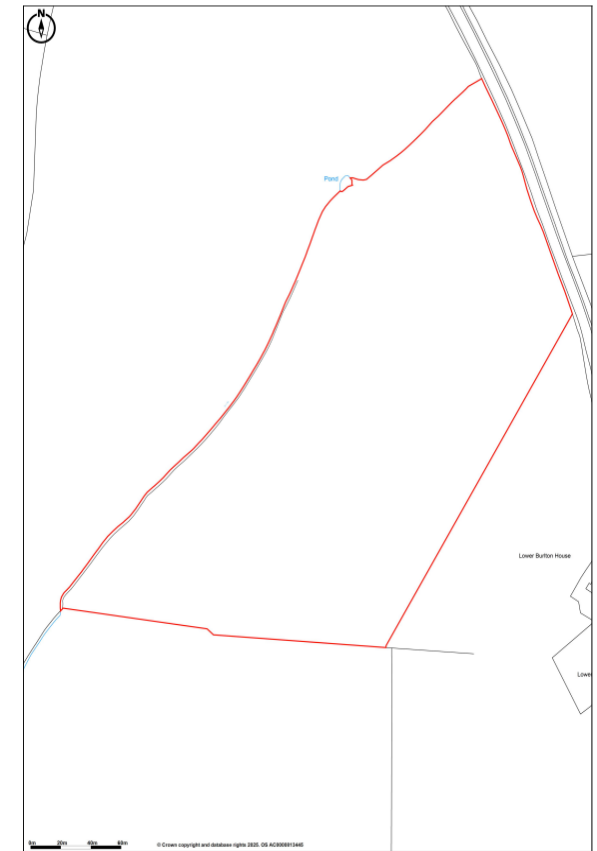
The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

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.

Important Notice:

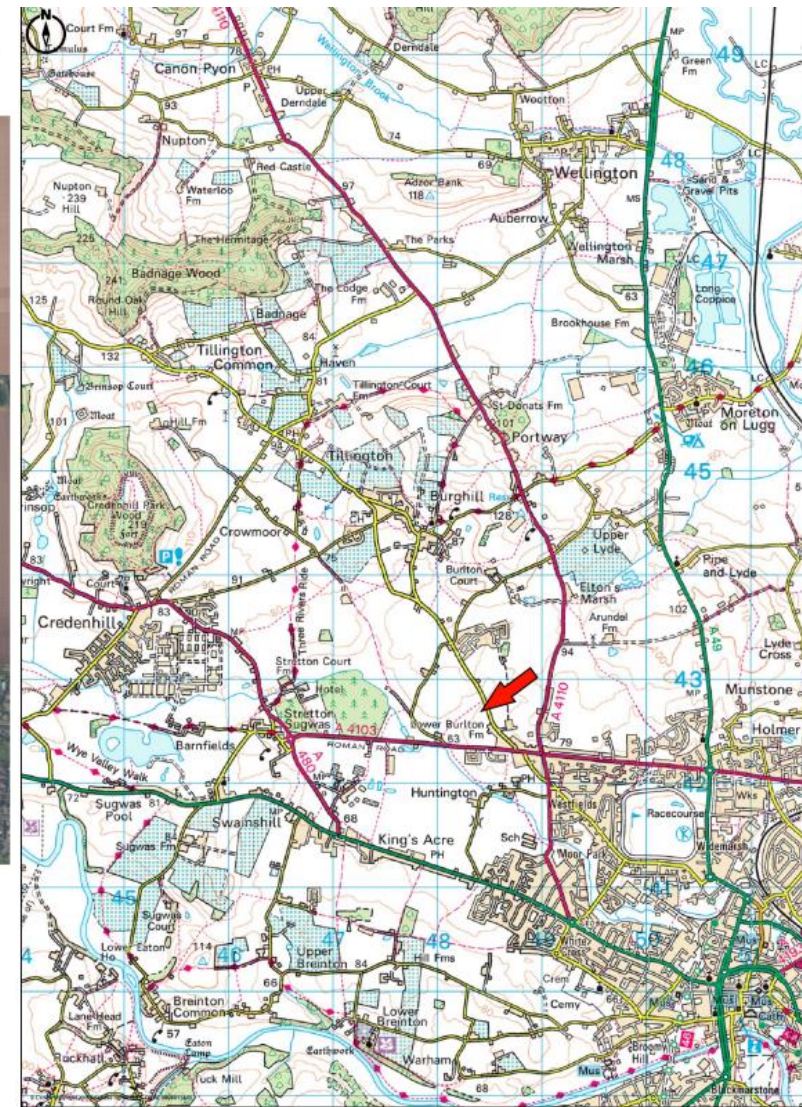
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.





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200 m
Scale 1:5862 (at A4)



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

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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' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.