

LAND AT COURT FARM

Kinnerton, Presteigne, Powys LD8 2PE



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A rare opportunity to acquire a block of excellent level productive farmland in the heart of the Radnor Valley.

LOT 1 - APPROX. 19.67 ACRES OF ARABLE LAND

Single arable field | Level topography | Road frontage access

LOT 2 - APPROX. 32.59 ACRES OF PASTURE/ARABLE LAND

Two adjoining field parcels | Level topography | Road frontage access

LOT 3 - APPROX. 26.20 ACRES OF PASTURE/ARABLE LAND

Two adjoining field parcels | Level topography | Road frontage access

LOT 4 - APPROX. 19.94 ACRES OF PASTURE LAND

18.30 acres of pasture | 1.64 acres of fenced mixed woodland | Road frontage access | Natural water supply

IN ALL APPROX. 98.40 ACRES (39.83 HECTARES)

AVAILABLE AS A WHOLE OR IN 4 LOTS

OFFERS IN THE REGION OF £1,325,000 AS A WHOLE

FOR SALE BY INFORMAL TENDER

TENDER CLOSES MIDDAY ON THURSDAY 21ST AUGUST 2025

Location

The land at Court Farm, Kinnerton is nestled in the heart of the picturesque Radnor Valley, on the edge of the village of Kinnerton, 3 miles north west of the Herefordshire border. The land is well connected by road offering convenient access. The land is situated within a rural landscape connected by a council maintained road. The A44 from Rhayader to Leominster a primary route, passes 1.5 miles south of the land providing excellent connectivity.

Description

This exceptional block of land offers a rare opportunity to acquire approximately 98.40 acres of Grade 2 & Grade 3 arable and pastureland. The land is of a consistent topography, with well-defined boundaries and direct access from an adjoining council-maintained road. The ringfenced block of productive farmland has excellent stocking and cropping capabilities. Each parcel is easily accessible from the surrounding roads, providing excellent connectivity and facilitating efficient movement of machinery. The land is predominantly free-draining and well-suited to modern farming practices. With its flexible layout, the parcels offer potential for a range of agricultural and environmental uses.



Kington 5 miles | Builth Wells 18 miles | Leominster 19 miles | Rhayader 22 miles | Hereford 26 miles

Lot 1 - 19.67 acres of Arable Land

Comprising a single parcel of level Grade 2 & 3 arable land, with road frontage access onto the publicly maintained road.

Lot 2 - 32.59 acres of Pasture/Arable Land

Split into two almost equal field parcels (16.46 acres and 16.13 acres) comprising of Grade 2 & 3 pasture land. The land is level with cropping capabilities and in recent years used for grazing livestock and silage. The land is fenced with mature hedgerows surrounding. Access to this lot is provided via direct road frontage onto the council maintained road into parcel 6727 with a gateway into parcel 0318.

Lot 3 - 26.20 acres of Pasture/Arable Land

Comprising two adjoining field parcels of Grade 2 & 3 pasture land. Access is directly off the council maintained road into parcel 4941 with a gateway leading to parcel 7144. The pasture land has been utilised for cropping and grazing livestock in recent years.

Lot 4 - 19.94 acres of Pasture Land

Comprising a single field parcel of approximately 18.30 acres and a small section of grazed woodland approximately 1.64 acres, together with a natural water supply.

Lot 1



Lot 2



Lot 2



Lot 3



Lot 3



Lot 4



Lot 4



General Information

Cropping

Lot 1 is currently planted with winter barley and within an arable rotation. Lots 2-4 are laid to pasture and have been grazed by livestock and grass harvested for silage. The fields would lend themselves to Arable crops if required.

Services

There is a shared natural piped water supply serving a network of tanks situated in Lot 1, Lot 2 & Lot 3. This supply will remain in situ but the vendor cannot guarantee, the quantity or quality of this water supply in the future. Lot 4 has access to a natural water supply running through the land.

Tenure

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

Access

All four lots have a separate road frontage access off the council maintained road.

Boundaries

The land is enclosed by post and wire stock fencing and mature hedgerows. The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Basic Payment Scheme & Stewardship Schemes

The land has been registered with Rural Payments Wales for BPS purposes. No entitlements transfer with the sale of the land.

Nitrate Vulnerable Zone

The land is subject to the Control of Agricultural Pollution (CoAP) Regulations 2021. Which applies to all farmland in Wales.

Restriction on building

There will be a restriction on building structures on all of the land.

Planning

No formal planning searches have been undertaken on the land or buildings. Full details of the planning history can be found on the local authority website.

Timber, Sporting & Mineral Rights

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

Wayleaves & Easements

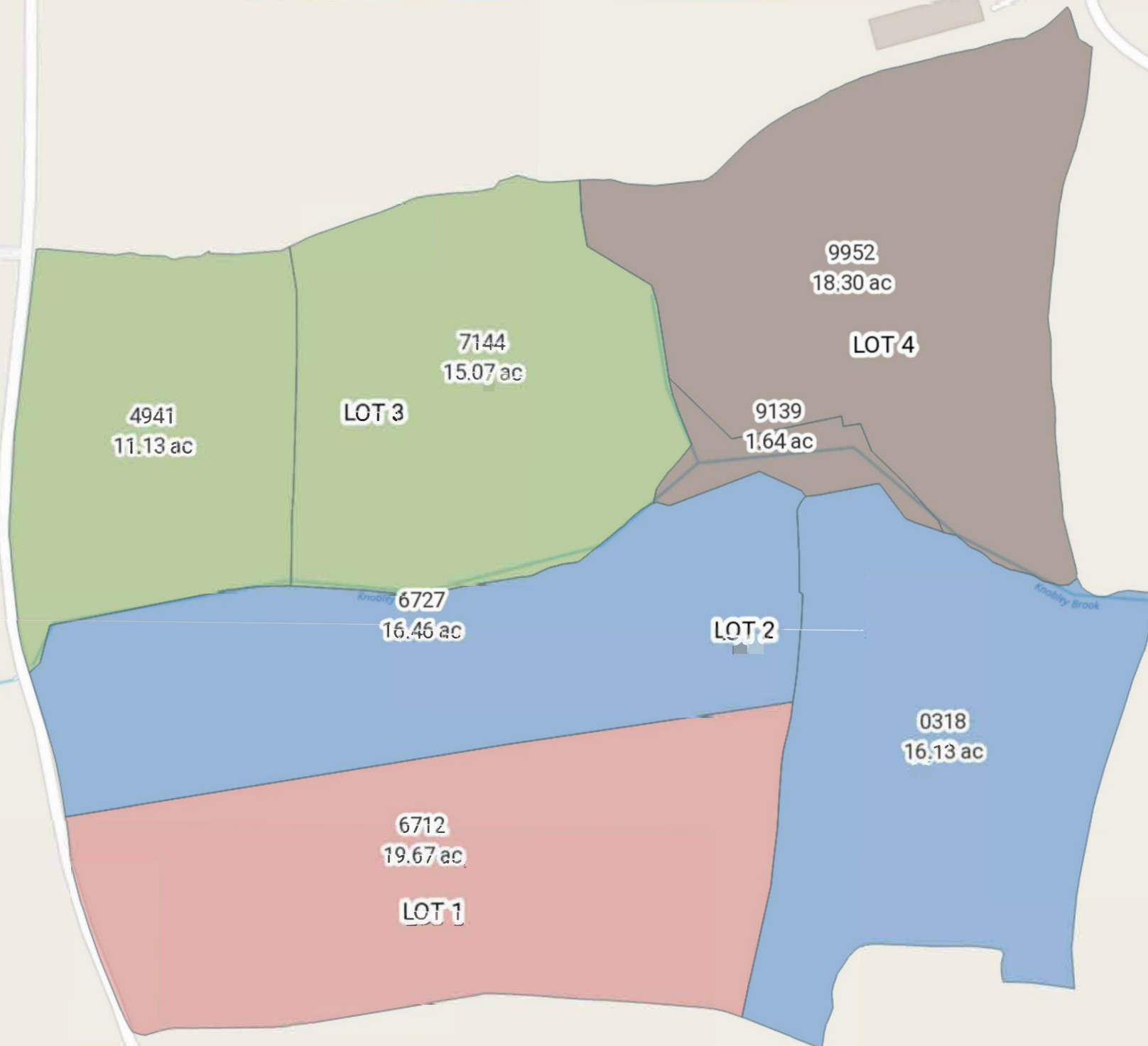
The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

Public Rights of Way

There are public rights of way passing over the land.

Field Schedule

Field No.	Type	ha est.	ac est.
Lot 1			
SO2462 6712	Arable	7.96	19.67
	Total	7.96	19.67
Lot 2			
SO2462 6727	Pasture	6.66	16.46
SO2562 0318	Pasture	6.53	16.13
	Total	13.19	32.59
Lot 3			
SO2462 4941	Pasture	4.50	11.13
SO2462 7144	Pasture	6.1	15.07
	Total	10.60	26.20
Lot 4			
SO2462 9952		7.41	18.30
SO2462 9139		0.67	1.64
	Total	8.08	19.94
	Total	39.83	98.40



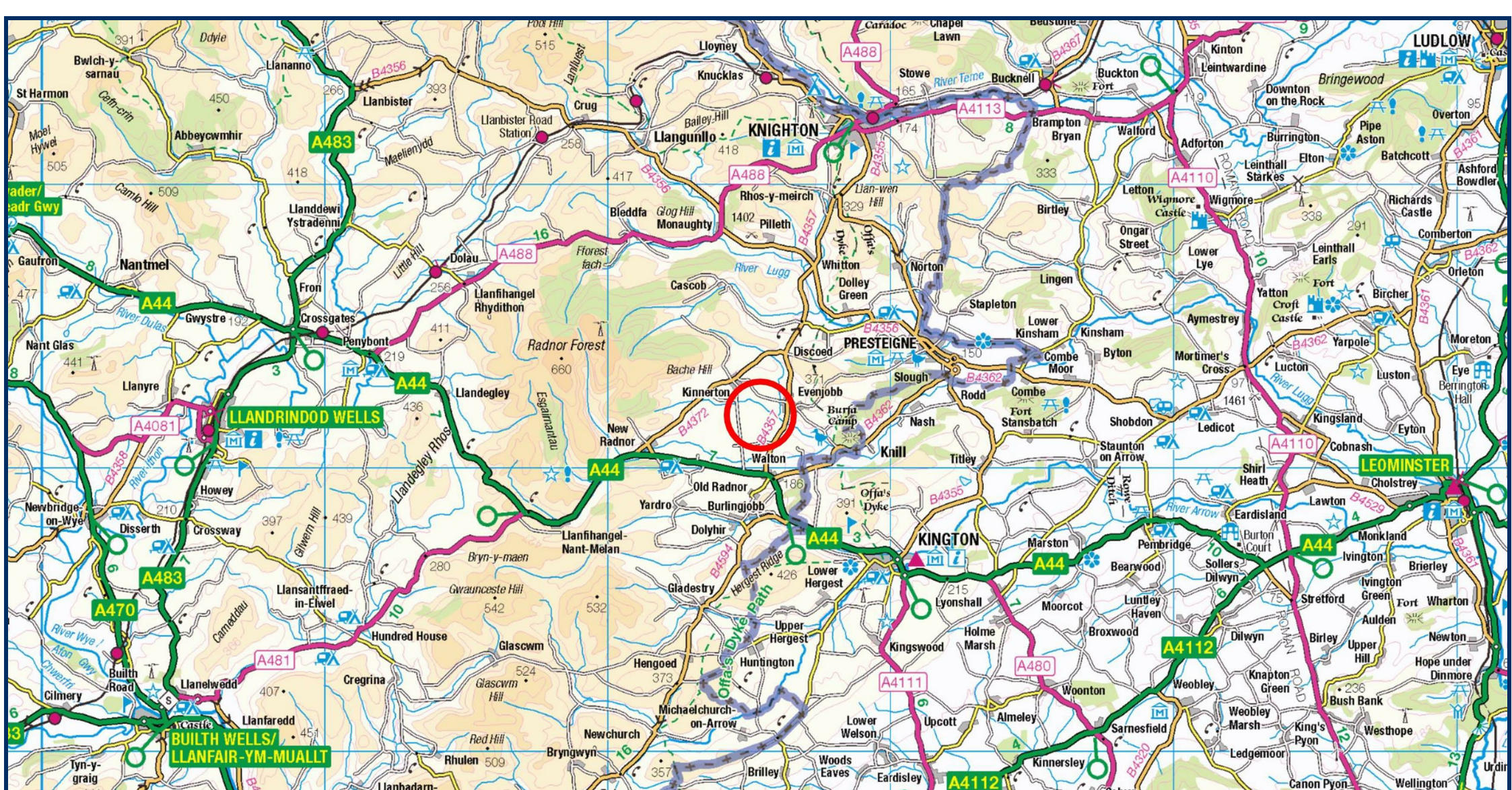


Local Authorities & Public Utilities

National Grid Electricity Distribution PLC, Avonbank, Feeder Road, Bristol, BS2 0TB
Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Dwr Cymru Welsh Water, Linea, Fortran Road, St. Mellons, Cardiff, Wales, CF3 0LT

Mode of Sale

The land is being offered for sale as a whole or in 4 Lots by Informal Tender. Prospective Purchasers should carry out their own enquiries with Powys County 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. These are to be received by Gareth Wall at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 Noon on Thursday 21st August 2025. Envelopes should be marked "Informal Tender for the Land at Kinnerton" and substantially sealed. The Vendor reserves the right not to accept the highest, or any offer if they so wish. The Vendor reserves the right to accept an offer prior to the Informal Tender date.





Guide Prices

Lot 1 - £275,000

Lot 2 - £450,000

Lot 3 - £350,000

Lot 4 - £250,000

As a whole offers in the region of £1,325,000

Viewing

Prospective Purchasers can view the land during reasonable times and during daylight hours. We request that anyone wishing to view the land contacts the selling agents in advance.

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.

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).

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.

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. 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.

Directions

From Kington continue west on the A44 to Walton. Proceed through Walton on the A44 for 0.6 miles. Turn right at the junction signposted Kinnerton, 2 miles. Continue on the lane for 1.3 miles, the land will be marked by the agents For Sale boards.

Lot 1 - ///emails.wove.twins

Lot 2 - ///alley.cavalier.cover

Lot 3 - ///astounded.weeks.husband

Lot 4 - ///buns.strongman.spouse



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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.

