



About 32.82 Acres at Lugg Bridge, Hereford HR1



Sunderlands
Residential Rural Commercial



**About 32.82 Acres
at Lugg Bridge,
Worcester Road
Hereford**

**Riverside Pasture Land with
Potential for Bio Diversity Gain**

As a Whole or in Three Lots

Lot 1 About 4.82 Acres

Lot 2 About 5 Acres

**Lot 3 About 23 Acres
(to inc. Midsummer Meadow)**

For Sale by Private Treaty

**Peter Kirby 07967 817274
Tara Boulton 07824 552830**

**Hereford Office
01432 356161**

Description:

This productive land is three adjoining Lots that can be bought as a whole or in three individual Lots.

Lot 1 is about 4.82 acres and is the corner field next to the Aylestone Hill roundabout with road frontage onto both the Sutton Road and the Worcester Road. It is a well shaped flat grass field. The field is subject to an overage clause as described below in the sale details.

Lot 2 is about 5 acres and a similar pasture field to Lot 1 with access onto the Worcester Road.

Lot 3 is about 23 acres. The land is mostly flat but with some mounds. The land benefits from a long frontage along the River Lugg which is a Site of Special Scientific Interest and hence is very appealing for its flora and fauna as well as its ability to grow grass. About 14 acres of the land is known as Midsummer Meadow and is a registered Common with allocated third party rights to graze after around mid summers day.

All of the land above is within the flood plain of the River Lugg and subject to a relatively small annual payment to the River Lugg Internal Drainage Board towards the maintenance of the River Lugg and its tributaries.

The land may be of interest to conservationists and those seeking to acquire the potential for establishing bio diversity net gain (BNG) units. The vendors have had an initial scoping report carried out by an ecologist and a copy of this can be sent on request. There appears to be the potential for creating around 70 BNG units for the land as a whole for enhancing the pasture but buyers should make their own assessments should BNG units be a consideration in their purchase.

The land shows as being within a Minerals Safeguarding Area and Preferred Area under the policies of the Herefordshire Minerals and Waste Local Plan.

Location:

All three Lots adjoin each other on the left hand side along the Worcester Road as one travels from Hereford. Lot 1 is nearest to the Aylestone Hill

roundabout and also adjoins the Sutton St. Nicholas road. A location plan forms part of these sale details. For Sale boards will identify the Lots.

What3words:

Lot 1 dollar.mile.spoon

Lot 2 expose.vibrates.rips

Lot 3 pond.create.else

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 not currently within an environmental scheme but the opportunity may exist in the future.

Services:

No services are connected.

Tenure:

We understand that the property is Freehold with vacant possession on completion.

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. There is known to be a public footpath that crosses Lot 3 across the Common and then close to the river.

Common

Midsummer Meadow is a Common with the freehold owner of the Common having the right to mow the land prior to those with Common rights being neighbouring farmers subsequently being able to graze the Common with their livestock including the freehold owner of the land. The Common is known as CL148 with Herefordshire Council.

Overage:

On Lot 1 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.

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

Tenure:

We understand that the property is Freehold with vacant possession on completion.

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:

Lot 1 £60,000
Lot 2 £50,000
Lot 3 £150,000

Mode of Sale:

The property is being offered for sale by private treaty as a whole or in three Lots.

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 or Tara Boulton 07824 552830.

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. Photos taken in 2024.



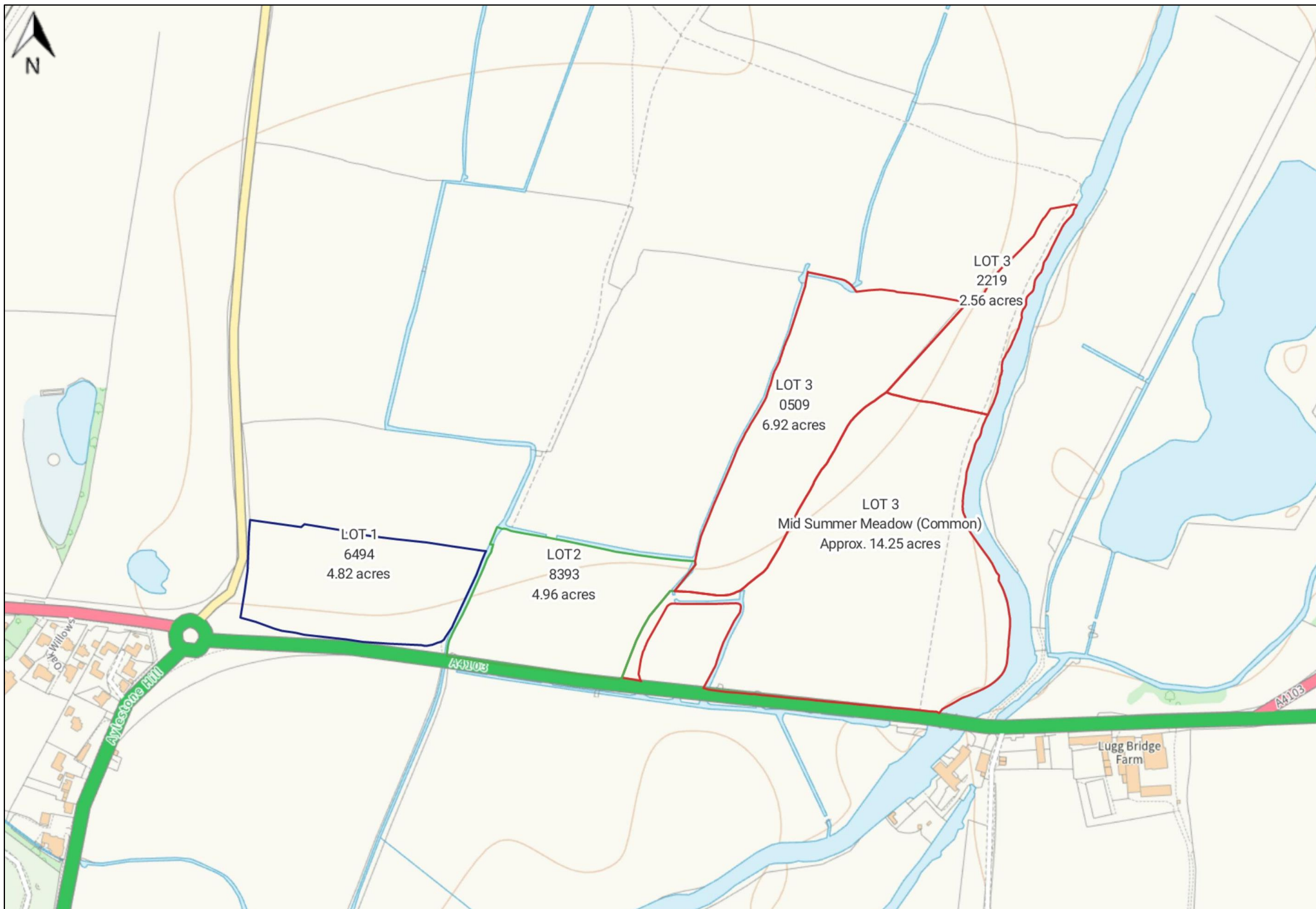
LOT 2



LOT 3



LOT 3





Sunderlands

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rightmove
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Zoopla.co.uk
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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. Sunderland's 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.