

THE PADDOCKS

LINGEN, BUCKNELL, HEREFORDSHIRE, SY7 0DZ





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LOT 1 - THE PADDOCKS & 10.12 ACRES OF PASTURE LAND

Impressive 4 bedroom property | Detached double garage | rural setting | 10.12 acres of pasture land

LOT 2 - APPROX. 9.06 ACRES OF PASTURE LAND

Gently sloping | Pasture land | Stock fenced | Direct access from council maintained road

LOT 3 - APPROX. 7.64 ACRES OF PASTURE LAND

Gently sloping & Level | Natural water supply | Stock fenced | Direct access from council maintained road

LOT 4 - APPROX. 18.92 ACRES OF ARABLE LAND

Gently sloping & level arable land | Direct access from council maintained road

FOR SALE BY PRIVATE TREATY

AS A WHOLE OR IN 4 SEPARATE LOTS

OFFERS IN THE REGION OF £1,100,000 AS A WHOLE

Location

Set on the edge of the charming village of Lingen, this exceptional property enjoys a truly idyllic rural setting in the beautiful rolling countryside of North West Herefordshire. The Paddocks is situated close to the borders of South Shropshire and Powys and offers the perfect balance of seclusion and accessibility. The village has an active community and facilities include a Village Hall, 13th century Church and a traditional Public House. The property is approached via the C1007 and has convenient routes to a wide range of amenities offered by the thriving English/Welsh border town of Presteigne (5 miles), market town of Knighton (10 miles), Leominster (13 miles), historic gem Ludlow (15 miles) and the larger towns of Hereford (22 miles) and Shrewsbury (35 miles). The nearest train station is in the village of Bucknell (5.7 miles).

Description

The Paddocks presents a unique opportunity to purchase an impressive four-bedroom property in a stunning rural setting, surrounded by pasture and arable land extending to approximately 45.74 acres (18.51 hectares). The Paddocks is accessed via a council-maintained road leading to a tarmac driveway with ample parking, a detached double garage, immaculate lawns and floral gardens. Enjoying uninterrupted views across the rolling North West Herefordshire countryside, The Paddocks offers a sublime setting for a variety of lifestyle pursuits, whether as a country retreat, equestrian property or smallholding. Beyond its agricultural potential, the property offers exciting possibilities for amenity, environmental, biodiversity or diversification uses, subject to the necessary consents. The land is divided into convenient blocks and field parcels, available as a whole or in four separate lots.



Presteigne 5 miles | Knighton 10 miles | Leominster 13 miles | Ludlow 15 miles | Hereford 22 miles | Shrewsbury 35 miles

Lot 1 The Paddocks & 10.12 acres

The Paddocks is an impressive detached country residence, constructed in circa 1996 with attractive brick elevations under a slate roof. This spacious four-bedroom home is set back from a quiet, council-maintained road and approached via a private tarmac driveway, which leads to a generous parking area at the rear. The property is complemented by beautifully maintained lawns and thoughtfully landscaped floral gardens surrounding all elevations, offering a welcoming and picturesque setting. To the rear, a substantial brick and lapboard double garage with a slate roof provides excellent garages and includes an adjoining store shed. Internally the house has been completed to a high standard and kept immaculately with oak doors and UPVC double glazing throughout. The land comprises of a single field parcel which surrounds the house and is enclosed by stock fencing and mature hedgerow.

Ground Floor

Front hall

Comprises tiled floor, radiator, under stairs cupboard, door to the front elevation and stairs to the first floor with oak banister.

Kitchen

5.37m x 5.39m (17'7" x 17'8")

With patio doors to the front elevation, tiled floor, wall and base units, electric cooker and extractor fan, radiator, ceiling lights, exposed beam and window to the rear elevation.

Utility Room

2.42m x 2.9m (7'11" x 9'6")

With base units and sink, extractor fan, plumbing for a washing machine, built in storage cupboard, shelf and coat hooks, tiled floor, radiator, central heating oil boiler, roof space hatch and window to the side elevation.

Rear Hallway

1.7m x 2.2m (5'6" x 7'2")

Comprises, tiled floor, radiator, shelf and coat hooks and a door to the rear elevation.

W/C

1.09m x 1.73m (3'6" x 5'8")

With tiled floor, radiator, sink, toilet and window to the side elevation.

Sitting Room

5.35m x 4.83m (17'6" x 15'10")

With carpeted floor, radiator, windows to the front and side elevation, exposed beams, oil stove enclosed in an angle nook fireplace with brick surround.

Dining Room

5.35m x 3.72m (17'6" x 12'2")

With carpeted floor, radiator and windows to the side and rear elevation.



Bedroom

5.37m x 4.82m (17'7" x 15'9")

Situated on the ground floor with carpeted floor, windows to the side and rear elevation.

En-suite

2.68m x 3.22m (8'9" x 10'6")

Comprising a bath, separate shower, sink with shaving point above and toilet. With lino flooring, part tiled walls and radiator.

First Floor

Landing

Providing access to the first floor accommodation, with cupboard storage in the eaves, Velux roof light to the rear elevation and airing cupboard with additional storage.

Bedroom

5.37m x 3.67m (max.) (17'7" x 12'0" (max.))

With carpeted floor, radiator, window to the front elevation, built in wardrobe and storage cupboard in the eaves.

Bedroom

3.68m x 4.83m (max.) (12'0" x 15'10" (max.))

With carpeted floor, radiator, window to the front elevation, built in wardrobe and storage cupboard in the eaves.

Bedroom

4.8m x 3.7m (max.) (15'8" x 12'1" (max.))

With carpeted floor, radiator, window to the rear elevation, built in wardrobe and storage cupboard in the eaves.

Bathroom

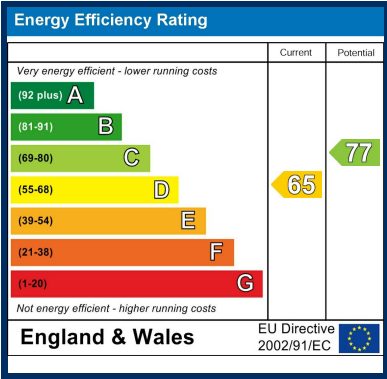
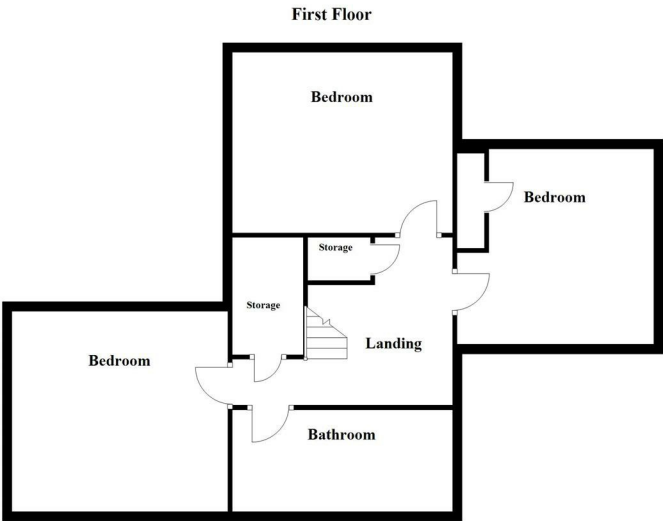
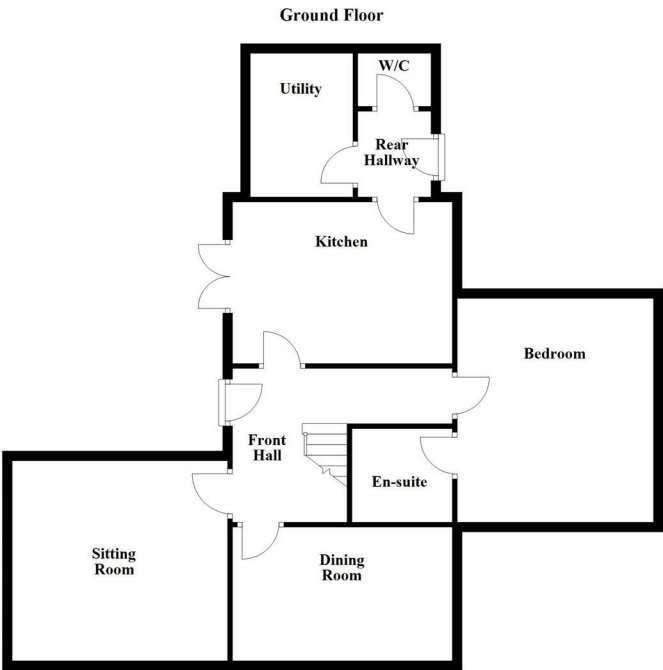
2.8m x 3.27m (max.) (9'2" x 10'8" (max.))

Comprising a bath with shower over, sink with shaving point above and toilet. With part tiled walls, radiator, built in storage, lino flooring and window to the side elevation.





THE PADDOCKS



Lot 2 Approx. 9.06 acres of Pastureland

Comprising approximately 9.06 acres (3.67 ha) of gently sloping pasture, this block of Grade 3 and 4 land is ideally suited for grazing. The field parcels are stock-fenced and benefit from direct access via a council-maintained road. There is an additional right of access to this land off the private drive to Lingen Hall.

Currently used for livestock grazing, the block is conveniently divided into two field parcels, measuring approximately 3.77 acres and 5.29 acres, respectively.

Lot 3 Approx. 7.64 acres of Pastureland

Comprising approximately 7.64 acres (3.09 ha) of gently sloping and level pasture, this single field parcel, predominantly Grade 4 land, is ideally suited for grazing. The land is enclosed by mature hedgerows and stock fencing, with direct access from a council maintained road. It benefits from a natural water supply via Lime Brook, which flows through the centre of Lot 3, with mature trees lining the banks of the stream. There is an additional right of access to this land off the private drive to Lingen Hall.

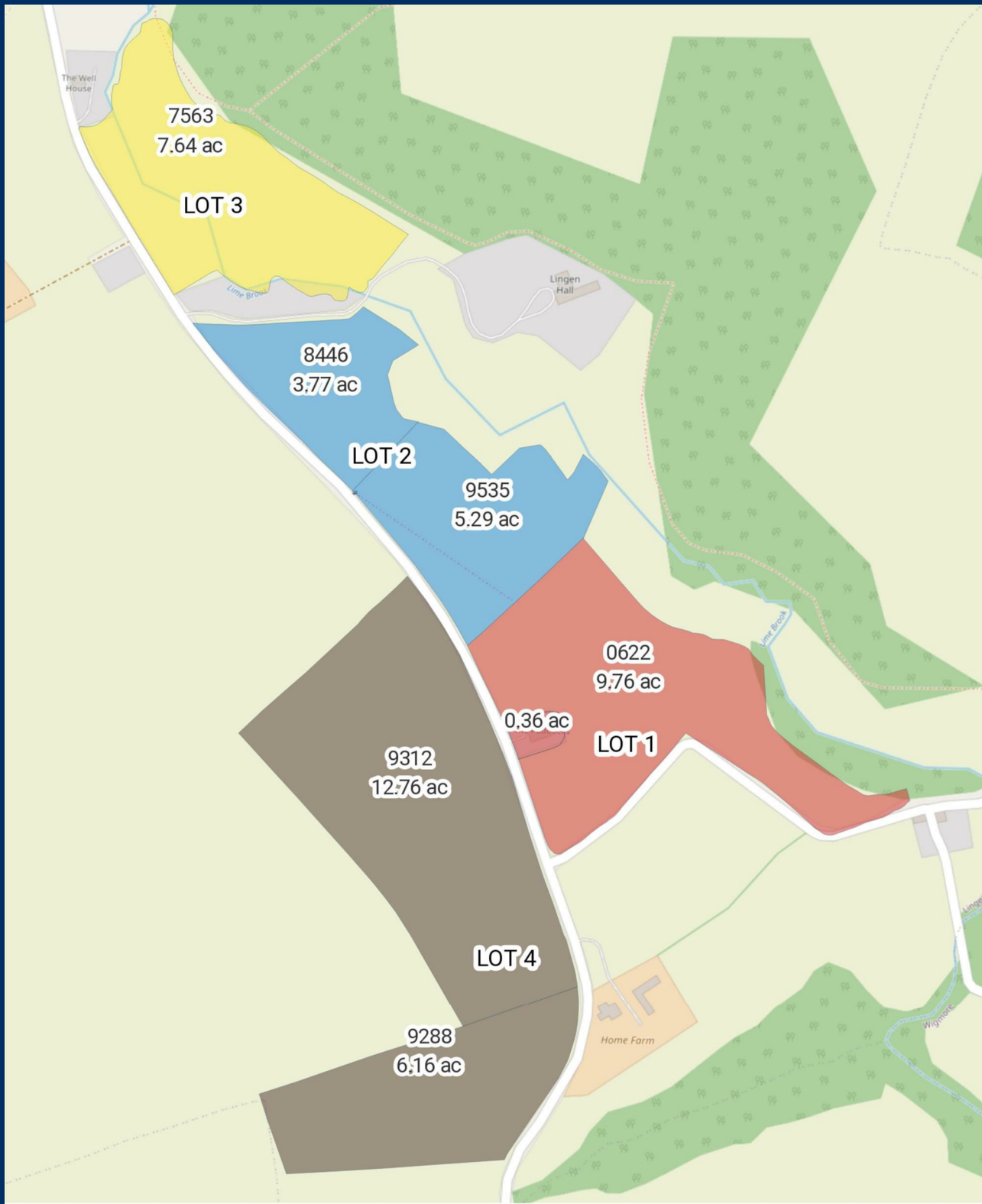
Currently used for livestock grazing, the land is conveniently located on the edge of the village of Lingen, the parcel offers both accessibility and rural charm.

Lot 4 Approx. 18.92 acres of Arable land

Comprising approximately 18.92 acres (7.65 ha) of gently sloping arable land, this convenient block of productive Grade 3 land is ideally suited for a range of cropping and agricultural purposes. The land has well-defined boundaries and direct access from an adjoining council maintained road. The eastern boundary runs parallel to the road, offering good connectivity and easy access for machinery.

Currently in an arable rotation and planted with winter wheat, the land has not been planted with maize or potatoes in the past ten years. The block of land is split into two convenient field parcels, measuring approximately 12.76 acres and 6.16 acres, respectively. It presents an excellent opportunity for both commercial farming and potential environmental or diversification uses, subject to the necessary consents.





Field Schedule

Field No.	Type	ha est.	ac est.
LOT 1			
SO3766 0622	Pasture	3.95	9.76
	House	0.15	0.36
	Total	4.1	10.12
LOT 2			
SO3666 9535	Pasture	2.14	5.29
SO3666 8446	Pasture	1.53	3.77
	Total	3.67	9.06
LOT 3			
SO3666 7563	Pasture	3.09	7.64
	Total	3.09	7.64
LOT 4			
SO3666 9312	Arable	5.16	12.76
SO3665 9288	Arable	2.49	6.16
	Total	7.65	18.92
	Total	18.51	45.74

General Information

Energy Performance Certificate

The Paddocks has an energy performance rating of a D.

Council Tax Band

The Paddocks is a band E for Council Tax.

Services

The Paddocks is connected to mains water, electricity, telephone and the foul drainage is to a private septic tank. Lot 3 is sold with a natural water supply from the Lime Brook. Lot 2 and Lot 4 are sold without any services, we are informed that they have previously been connected to mains water.

Access

All four lots are sold with road frontage access onto the council maintained road. There is an additional right of access to Lots 2 & 3 off the private drive to Lingen Hall.

Tenure

The property is sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is not situated within a Nitrate Vulnerable Zone.

Land in Lot 2 & 3 immediately surrounding Lime Brook is in Flood Zone 2 & 3.

Wayleaves, Easements & Rights of Way

The property 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.

We understand Lot 1 & 2 have a public right of way (footpath) crossing the land. Further information available via the Herefordshire Council website and from the selling agent.

Boundaries, Roads & Fences

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.

Rural Payment Schemes

The land has been registered with the Rural Payment Agency. The delinked payments are reserved by the Vendor.

Sporting, Timber & Mineral Rights

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

Mode of Sale

The Paddocks is offered for sale by Private Treaty as a whole or in four separate lots.

Guide Prices

Lot 1 - £695,000

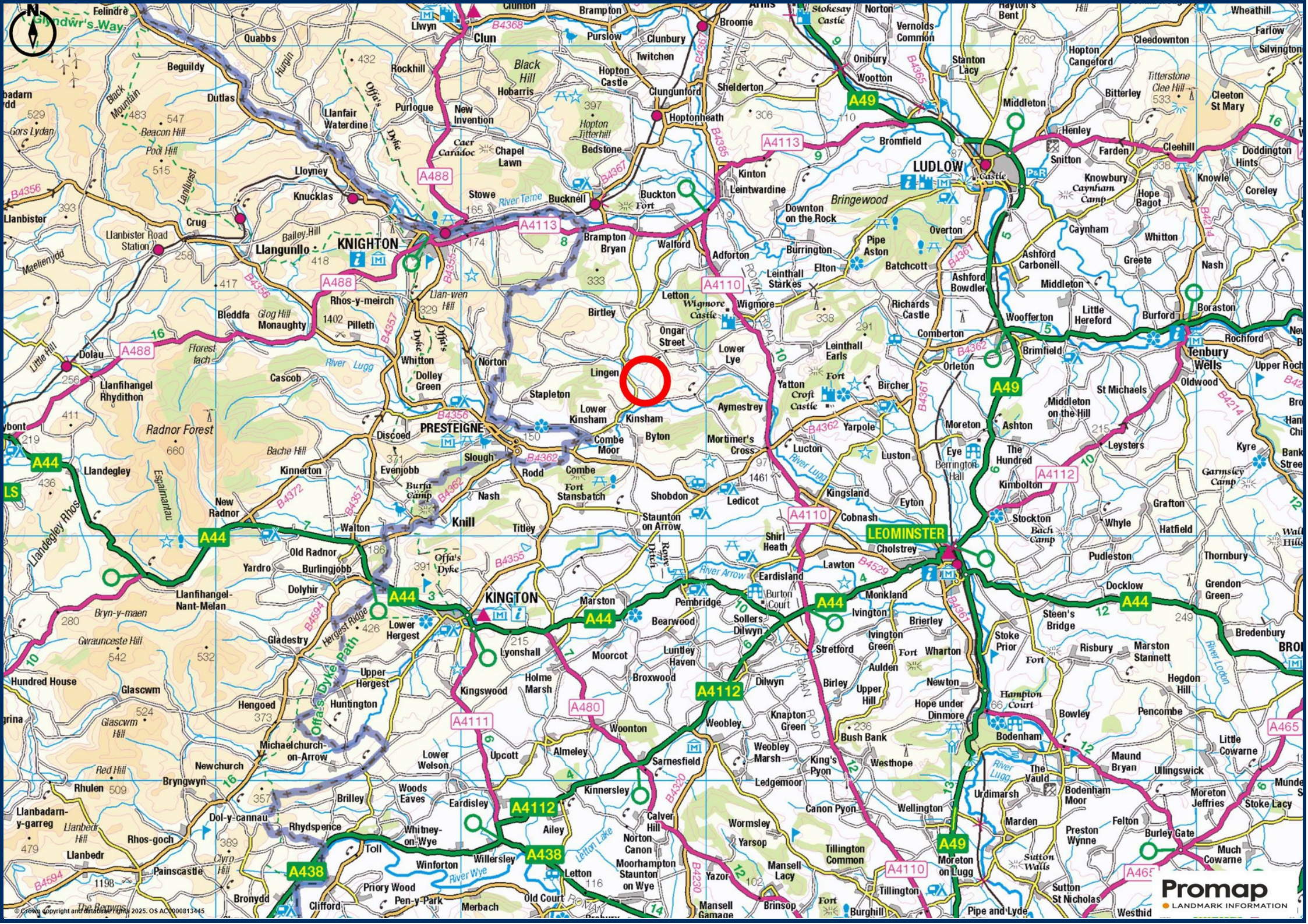
Lot 2 - £100,000

Lot 3 - £90,000

Lot 4 - £215,000

As a whole offer in the region of £1,100,000





Planning

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

Planning Uplift (Lot3)

Field parcel 7563 (Lot 3) is sold with an overage clause in favour of the vendor for future alternative development outside agricultural and equestrian use. The Vendors will retain a 50% uplift in value of the land for alternative development on the grant of planning permission, for a period of 25 years.

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE
Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT
National Grid ED (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent only.
Gareth Wall on 01432 356161 (Option 3) or 07974 143336
g.wall@sunderlands.co.uk
Charlotte Watson on 01432 356161 (Option 3) or 07442 400949
c.watson@sunderlands.co.uk

Health & Safety

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.

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 the town of Presteigne take the B4362 towards Shobdon. At Combe take the left hand turning signposted Kinsham. Continue along this road for approximately 2.5 miles, passing through the settlement known as Kinsham and the property can be found on the right hand side of this road approximately 0.5 miles before the village of Lingen.

What3words:

Lot 1 - ///tougher.commutes.wobbling

Lot 2 - ///jokes.toys.paces

Lot 3 - ///customers.surreal.spoiled

Lot 4 - ///cartoons.forgotten.waltzes



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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.