



Land at Acton Beauchamp, near Bishops Frome, WR6 5AG



Sunderlands
Residential Rural Commercial



Land at Acton Beauchamp Near Bishops Frome Worcestershire WR6 5AG

Summary of Features

- Around 30.41 acres
- Grade 2 and Grade 3 Arable Land
- Dual Road Frontage
- For Sale by Private Treaty

Guide Price: £375,000

Ref: Peter Kirby & Katie Bufton

Location

The land is located on the outskirts of the village of Acton Beauchamp. The land is accessed via a gateway off an unclassified lane to the south of the parcel.

The land is located approximately 4.5 miles south of Bromyard, 9.6 miles east of Malvern and 15.7 miles east of Worcester.

The land is bordered by road to the south and the west, and the A4103 connecting Hereford and Worcester is within easy reach.

Description

The field extends in total to around 30.41 acres (12.31 ha) of arable land. The land is predominantly Grade 3 with an area of Grade 2 land to the west of the parcel. The land has been well farmed and is in arable rotation with the recent cropping having been Winter Barley (2024/25), Winter Wheat (2023/24), Winter Oilseed Rape (2022/23), Winter Barley (2021/22) and Forage Maize (2020/21).

The land is undulating and occupies an elevated position with far reaching views over the Herefordshire countryside. There is a small area of woodland on the western boundary which extends to approximately 0.75 acres.



Services

We are not aware of any services connected to the land and any prospective purchasers should make their own investigations regarding the possibility to do so.

Tenure

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

Boundaries

The land is bordered by mature hedgerows with hedgerow trees. Purchasers will be deemed to have full knowledge of the boundaries

Basic Payment Scheme and Environmental 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 schemes.

Nitrate Vulnerable Zone

We understand the land is located within a Nitrate Vulnerable Zone.

Planning

No planning enquiries have been made.

Sporting, Timber and Mineral Rights

All standing timber, and sporting rights if any, are included within the sale.

Wayleaves and Easements

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way, both declared and non-declared. We understand there are no public rights of way cross

Public Rights of Way

We understand the land is not subject to any public rights of way.



Local Authorities and Public Utilities

Herefordshire Council, Plough Lane, Hereford HR4 0LE

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

National Grid Electricity Distribution PLC, Feeder Road, Bristol, BS2 0TB

Health and 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 the property and neither the Agents nor the owners of the property take any responsibility for any injury however caused.

Money Laundering

As a result of anti money laundering legislation, prospective purchasers will need to show proof of ID (Photo ID for example passport or driving license) and residential ID (for example current utility bill).

Agent's Note

Any plans used in the preparation of these details may have been reduced in scale. 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.

Viewings

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. We request that anyone wishing to view the land contacts the selling agent in advance.

Peter Kirby & Katie Bufton
01432 356161 (Option 1)
k.bufton@sunderlands.co.uk





Directions

From the village of Bishops Frome turn right off the B4214 onto Summerpool Lane. Continue for approximately 0.5 a mile before bearing slightly right. Continue on this lane for 1.3 miles before turning right. The boundary of the field will follow this road, and the entrance to the field will be demarked by a 'For Sale' Board.

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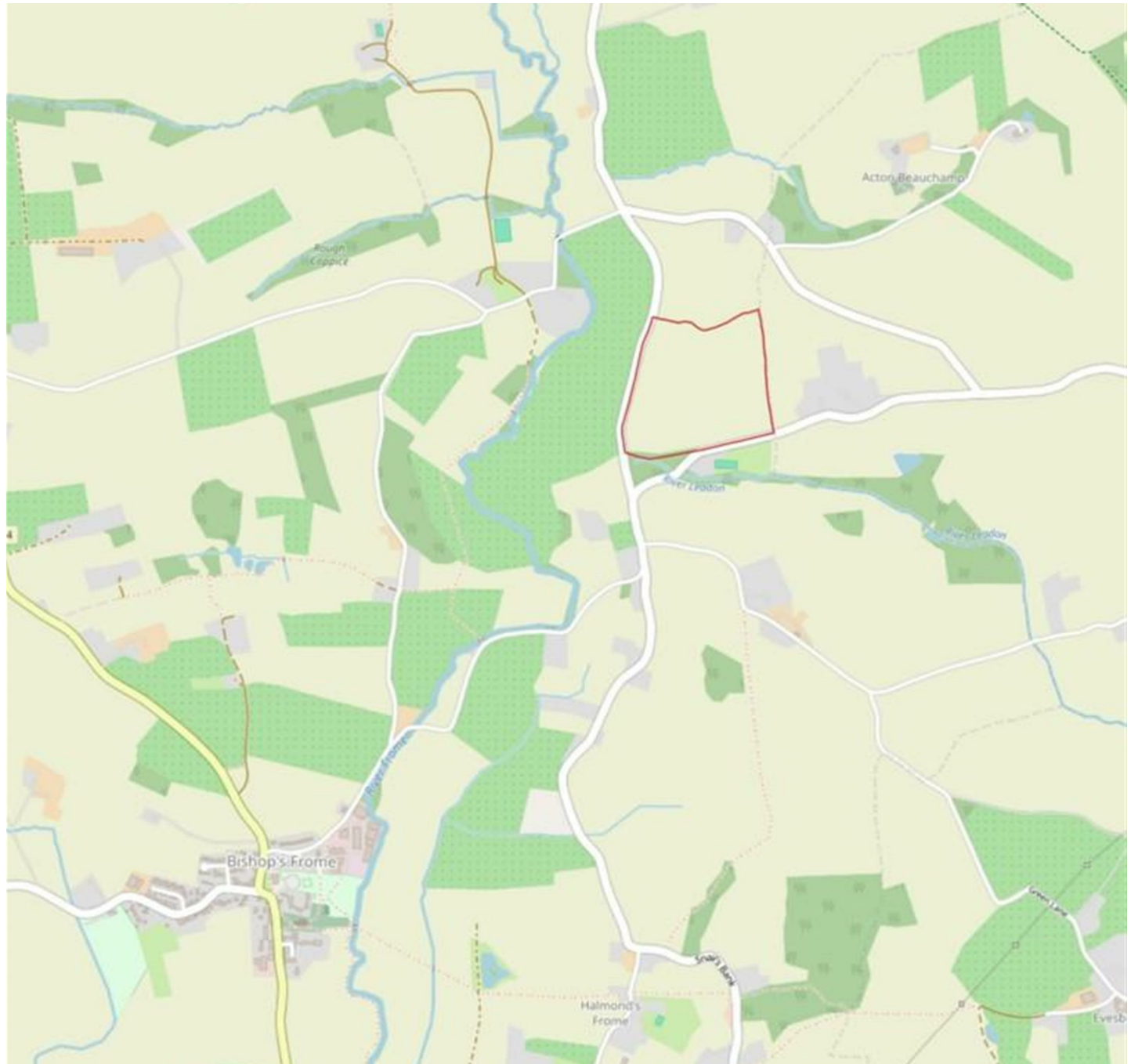
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.