



Land at Lugwardine Hereford, Herefordshire, HR1 4AH



Sunderlands
Residential Rural Commercial



**Land at Lugwardine Hereford
Herefordshire
HR1 4AH**

Summary of Features

- Peaceful rural location with countryside views
- Direct access from council maintained road
- Good stocking and grazing capabilities
- Potential for alternative uses (subject to planning)

Price Guide £40,000

Location

The land is situated approximately 3.33 miles northeast of the City of Hereford in Lugwardine, which is a sought-after village situated just east of the cathedral city of Hereford, offering a perfect blend of rural charm and convenient access to city amenities. The village lies on the A438, providing excellent road links to Hereford and Ledbury, as well as easy connections to the wider Herefordshire countryside.

Description

The land extends to approximately 1.44 acres (0.58 hectares) comprising traditional orchard trees and deciduous woodland in a single block. The land is bordered by mature mixed specie hedgerows and stock fencing in places. This parcel offers a unique opportunity to own a conveniently located field with potential for amenity, environmental, biodiversity, or diversification uses, subject to the necessary consents.

Access

The land is sloping accessed from a hardcore track leading from Lumber Lane. There is a lane through the land leading to The Steppes over which they have a right of way for all purposes and are responsible for paying a fair proportion of the cost of maintaining and repairing the same.

Services

No mains services are currently connected. Prospective purchasers should make their own enquiries regarding availability.

Basic Payment and Environmental Schemes

No entitlements transfer with the sale of the land.

Sporting, Timber & Mineral Rights

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

Wayleaves, Easements & Rights of Way

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

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.

Planning Uplift

The land is sold with an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use with a 25% uplift in value of the land for alternative development on the grant of planning permission, for a period of 25 years.



Tenure

The property is available with vacant possession upon completion.

Viewings

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.

Mode of Sale

Private Treaty.

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).

Boundaries

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.

Local Authorities & Public Utilities

Herefordshire County Council, Plough Ln, Hereford HR4 0LE

Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT

National Grid ED (West Midlands), Bristol, BS2 0TB

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.

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.

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.

Directions

By car, from Hereford city centre take the A438 east towards Lugwardine. Continue along the A438, crossing the River Lugg and following signs for Lugwardine village. As you enter the village, pass through the main residential area and look for the turning for Lumber Lane on your left. Continue along Lumber Lane the land will be shown by the agents For Sale board.

What3words: ///amazed.liquid.detained

Sunderlands

Hereford Branch

Offa House, St Peters Square,

Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,

Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



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.