

Land at Lucton, Leominster, Herefordshire, HR6 9PN
70.37 Acres of Land in 3 lots





**70.37 Acres of Land in 3 LOTS at
Lucton, Leominster,
Herefordshire**

Summary of features

- 70.37 acres (28.48 ha) of prime arable and grassland with mixed woodland and amenity pools
- Productive Grade 2/3 North Herefordshire land
- Useful dutch barn with lean to, which may offer a Class Q potential residential development opportunity
- Superb far reaching views
- Excellent road access
- For sale by Informal Tender, as a whole, or in three lots

Guide Price - Offers in Excess of:

Lot 1 - £640,000

Lot 2 - £90,000

Lot 3 - £150,000

**Informal Tenders Close
MONDAY 15th December 2025
at 12 noon (unless sold prior)**

Leominster 7 miles | Ludlow 11 miles
Hereford 18 miles

Description

Situated in North Herefordshire, the property extends to approximately 70.37 acres (28.48 hectares) of predominantly prime arable and grassland and also benefits from a useful dutch barn, which may offer potential residential development opportunities. The land is available in three lots.

The property offers a superb mix of productive arable and grassland together with mixed woodland and amenity pools, which provide significant environmental appeal.

Comprising of Grade 2 and 3 land, the soils are described as freely draining, slightly acid, loamy soils, which are ideal for a wide range of cropping and grazing enterprises. The land has been well-maintained and farmed to a good standard.

Centrally located within Lot 1, a versatile Dutch barn with lean-to, enjoys a commanding position with impressive panoramic views across the surrounding countryside. Currently used to provide agricultural storage, the barn may offer an exciting Class Q residential development opportunity, subject to obtaining the necessary planning consents, adding further value and flexibility to the property.

The property truly offers something for every type of purchaser, whether you're seeking productive farmland, equestrian/amenity land, an environmental interest, development potential, or simply a peaceful rural escape, these three diverse blocks of land deliver on all fronts.

This unique offering is available for sale by Informal Tender, either as a whole or in three separate lots, providing flexibility for all buyers.



Lot 1 – 45.71 acres (18.50 ha) & Dutch Barn

Lot 1 comprises of approximately 45.71 acres (18.50 ha) of gently sloping and level, prime arable and grassland with excellent roadside frontage onto the B4362, which is split into two parcels.

The land benefits from a natural track from the roadside, which provides good internal access across the property. This tremendous block of land also has the benefit of a mains water supply.

Situated within the centre of the land, is an excellent open sided and part clad dutch barn with lean to, extending in all to approximately 18.46m x 14.00m.

The building commands enviable views of the picturesque Herefordshire countryside, and may have residential development potential to be converted into a desirable rural dwelling, subject to gaining the necessary planning consents.

The land is more particularly described as follows:

Field	Description	Ha	Ac
8125	Arable	6.44	15.91
9598	Grassland & Barn	12.06	29.80
	Total	18.50	45.71



Lot 2 – 6.99 acres (2.83 ha)

Lot 2 comprises of approximately 6.99 acres (2.83 ha) of level to gently sloping land, which is contained within one parcel and currently utilised for arable cropping.

This conveniently sized parcel presents a range of potential uses beyond arable production, including amenity, equestrian, or other recreational purposes. Its manageable scale and attractive setting make it ideal for lifestyle buyers or those seeking to expand existing operations.

The property is bound by mature hedgerows and fence boundaries and has the benefit of natural water via a stream along the southern boundary.

The land is more particularly described as follows:

Field	Description	Ha	Ac
0524	Arable	2.83	6.99
	Total	2.83	6.99





Lot 3 – 17.67 acres (7.15 ha)

Extending to approximately 17.67 acres (7.15 hectares), Lot 3 presents an excellent opportunity to acquire a diverse and versatile block of land offering both agricultural and environmental appeal.

The land combines both productive agricultural use with significant environmental and amenity value.

The arable land is contained within a single, level parcel, benefitting from excellent roadside access and is ideally suited for continued arable cropping, or alternative agricultural uses.

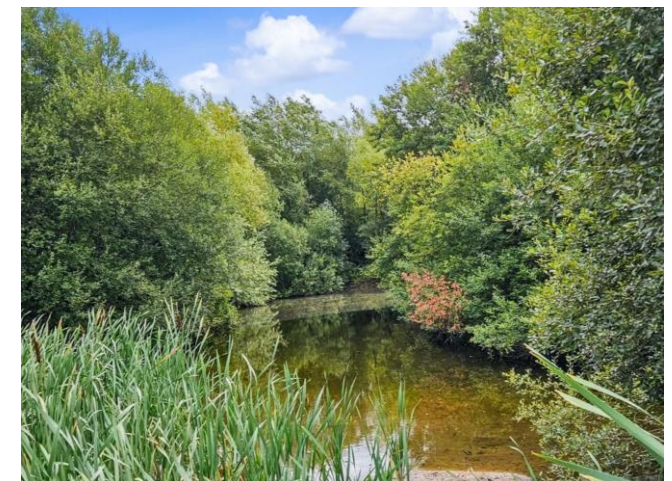
Complementing the arable land, the property also includes an established area of mature woodland, ornamental trees, permanent grassland, wetlands, and attractive amenity pools. Together, these features create an idyllic and tranquil wildlife haven, with considerable charm and character.

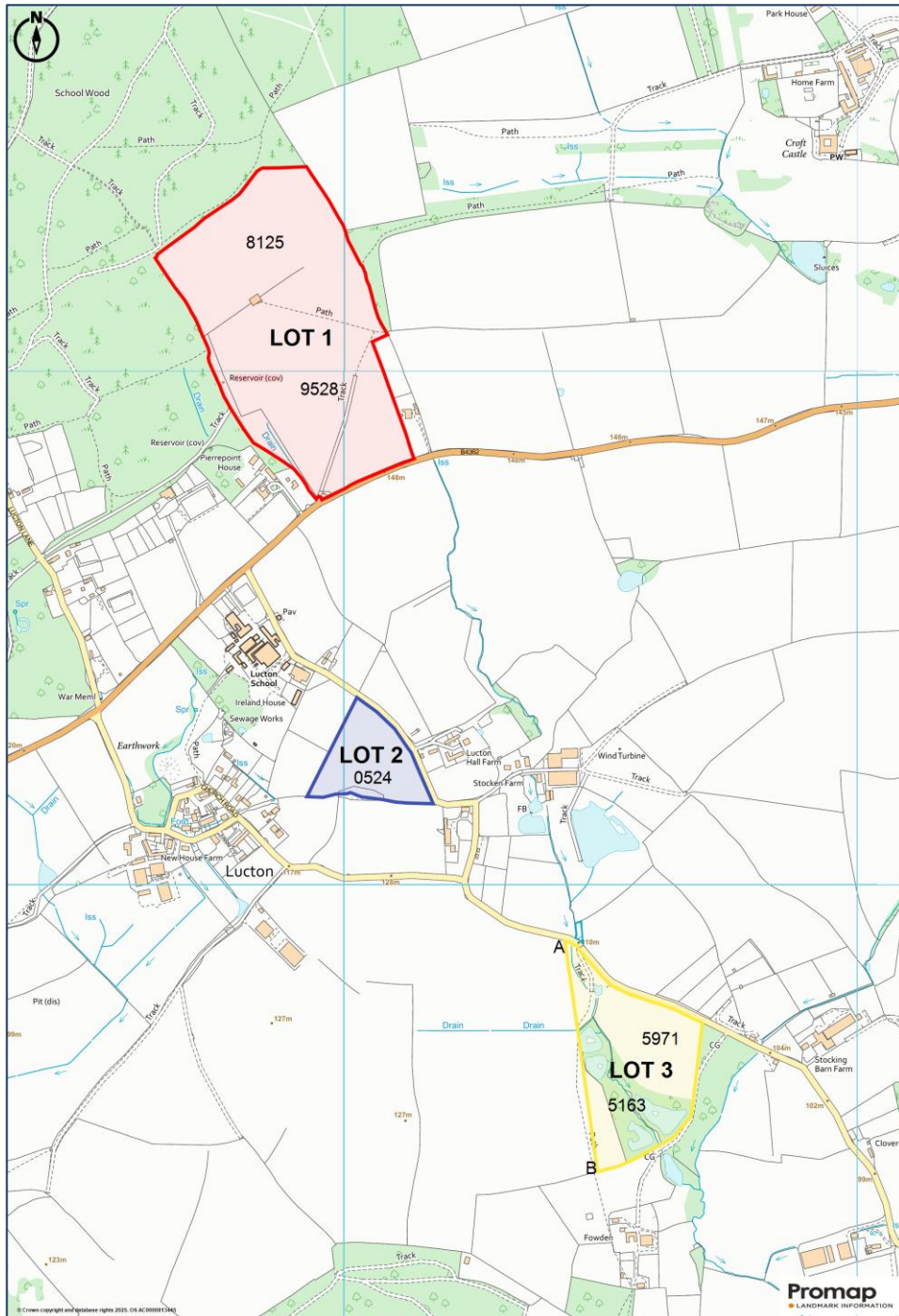
The varied setting also offers scope for future opportunities. The abundance of biodiversity may lend itself to natural capital, conservation, or biodiversity enhancement projects, which could bring additional income potential and long-term capital growth.

Whether viewed to provide expansion of an existing agricultural business, as an investment, or for conservation and environmental purposes, Lot 3 represents a unique offering.

The land is more particularly described as follows:

Field	Description	Ha	Ac
5971	Arable	3.02	7.46
5163	Wood Pasture/Pools	4.13	10.21
	Total	7.15	17.67





Services

We are informed that Lot 1 is connected to a metered mains water supply. Lots 2 and Lots 3 have the benefit of natural water supply. We understand that the mains water runs in the roadside adjacent to Lots 2 and 3. Prospective purchasers should make their own enquiries regarding availability.

Timber, Woodland, Sporting Rights and Mineral Rights

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

Basic Payment Scheme & Stewardship Schemes

The delinked BPS payments are reserved by the Vendor. We are not aware of the land being entered into any environmental schemes.

Tenure

Freehold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way

We are informed that there are public footpaths upon Lot 1 and Lot 2. The property is offered subject to, and with the benefit of, any rights-of-way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

Boundaries, Roads and Fences

The purchaser of Lot 3 will be required to erect a stock proof fence between points A and B as shown on the lotting plan within 28 days of completion, at their own cost. The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

Guide Price

The property is guided as follows;
Lot 1 - £640,000
Lot 2 - £90,000
Lot 3 - £150,000

Mode of Sale

The property is being offered for sale as a whole, or in three lots, by Informal Tender (subject to prior sale). The Informal Tender Document should be signed by the proposed Purchaser (s) stating the proposed purchase price. The tender is to be received by Matthew Nicholls at **Sunderlands, 3 Pavement House, The Pavement, Hay on Wye, Herefordshire, HR3 5BU by 12 Noon on MONDAY 15th December 2025.** Envelopes should be marked "**Informal Tender for Land at Lucton**" 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. The sale is subject to the Grant of Probate.

Prospective purchasers should carry out their own enquiries to the Local Authority before submitting a tender.

Money Laundering

The successful purchaser will be required to provide sufficient identification to verify their identities in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.





Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendors agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force.

The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Local Authority

Herefordshire County Council, Plough Ln, Hereford, HR4 0LE

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

Inconsistency

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

Directions

From Leominster, proceed north on the B4361 towards Luston for approximately 4.5 miles. At the T junction, turn left onto the B4362 signposted towards Mortimers Cross. Continue along the road for approximately 3 miles, until Lot 1 can be found on the right handside of the road, immediately before Lucton School, as indicated by the For Sale board.

To reach Lot 2, continue 200m past Lot 1, and turn left signposted to Aston and Eyton. Follow the road for approximately 500m, until Lot 2 can be found on the right hand side of the road, as indicated by the For Sale board.

To reach Lot 3, proceed past Lot 2 for approximately 700m, until the gateway of Lot 3 can be found on the right handside of the road, as indicated by the For Sale board.

What3Words

Lot 1 ///deny.fear.relishing

Lot 2 ///splat.talking.kilt

Lot 3 ///blast.brittle.tint

Viewing and Contact Details

Viewing may be up to any reasonable time after first contacting the selling agents, viewers must have a copy of the particulars upon them whilst viewing.

Prospective purchasers must respect the land and ensure that all gates are closed behind them. All viewers inspect the land at their own risk and neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused.

Contact Hay Office
Tel: 01497 822522 or

Matthew Nicholls on 07811 521267
m.nicholls@sunderlands.co.uk or

PERSONAL & CONNECTED INTEREST:

It is declared that the agent has a connected interest in the sale of this property.

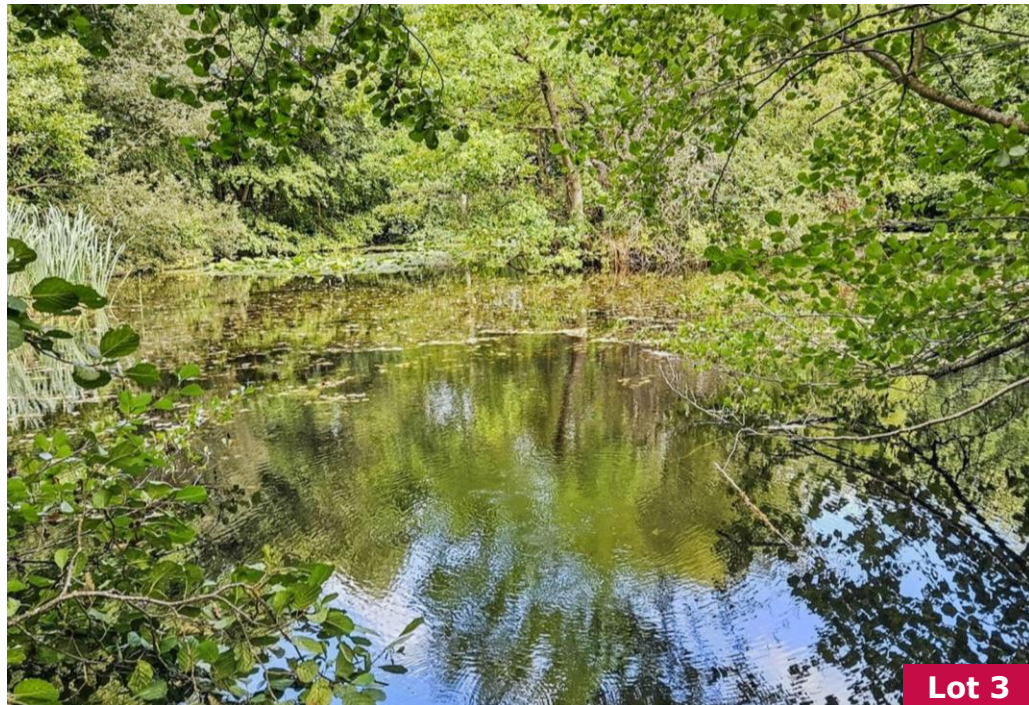
Misrepresentations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in the relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statement shall not be entitle the purchasers to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. Interested perspective purchasers are recommended to obtain an independent survey report on this property.





Health and Safety Notice

All viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any 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 a representation of facts.

These particulars are produced in good faith and are inevitably subjective and do not form part of any contract.

No persons in the employment of Sunderlands 1862 LLP have any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

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Contact

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

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.

