

LEWINGTON MEADOW

ORLETON, LUDLOW, SHROPSHIRE SY8 4HZ



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An excellent opportunity to acquire 5.02 acres of land on the edge of the village of Orleton.

LAND

5.02 acres of Grade 2 & 4 Pasture land | Single Field Parcel | Portable Summer Room (Amenity Use) |
Edge of village location | Gently sloping topography | Direct road frontage access

IN ALL ABOUT 5.02 ACRES (2.03 HECTARES)

FOR SALE BY INFORMAL TENDER

TENDER DEADLINE MIDDAY ON FRIDAY 24TH JULY 2026

OFFERS IN EXCESS OF £125,000

Location

The land is located on the edge of the picturesque village of Orleton near Ludlow close to the Herefordshire and Shropshire border. This charming rural setting offers stunning countryside views while remaining well-connected. The land lies approximately 6 miles north of Leominster and 8 miles south of Ludlow. The cathedral city of Hereford is situated about 20 miles to the south.

The A49 is approximately 1 mile east of the land, providing convenient access to Worcester and the M5, which connects to major cities including Birmingham and Bristol. Rail services are available from Ludlow and Leominster offering direct connections to destinations such as Shrewsbury, Cardiff, and Birmingham.

Description

Discover a rare opportunity to acquire a versatile 5.02-acre parcel of land on the edge of the picturesque village of Orleton. The land comprises a single field parcel, enclosed by stock fencing and mature mixed-species hedgerows. It is accessed directly from the council-maintained road known as Overton Lane, which runs along the southern boundary, and benefits from two established gateways. The property has connections to mains water and mains electricity; we are informed that the electricity supply will require reconnection to the existing infrastructure. The land is complemented by a movable summer house situated along the northern boundary, which is permitted for personal amenity use only.

The land is laid to pasture and has been grazed by sheep and cut for hay. Since the sellers purchased the field approximately 50 years ago, it has not been ploughed. There are no public rights of way crossing the land. It offers potential for agricultural, equestrian, amenity, environmental, biodiversity or diversification uses, subject to the necessary consents.



Leominster 6 miles | Ludlow 8 miles | Tenbury 8.5 miles | Hereford 20 miles | Worcester 30 miles

Services

The land is sold with the benefit of a mains water connection and electricity supply. We are informed that the electricity supply would require reconnection to the existing infrastructure in place. Prospective purchasers are advised to undertake their own enquiries relating to services.

Tenure

Freehold with vacant possession upon completion.

Flood Zone

The land is not situated within Flood Zone 2 or 3.

Nitrate Vulnerable Zone

The land is situated within a Nitrate Vulnerable Zone.

Designation

The land is situated within the Orleton Village conservation area.

Public Rights of Way

The land is not subject to any public rights of way.



Timber, Sporting & Mineral Rights

All timber, sporting, and mineral rights (where owned) are included in the sale.

Wayleave, Easements & Rights of Way

The land is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. There are no public rights of way affecting the land.

Local Authority & Public Utilities

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

Basic Payment Scheme & Stewardship Schemes

We are informed the land is not currently entered into any environmental stewardship schemes. The land is not currently registered with the rural payments agency.

Planning

No formal planning searches have been undertaken on the land or buildings. Prospective purchasers should make their own enquiries with Herefordshire Council before submitting an offer.



Planning Uplift

The land will be sold subject to an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use. The vendors will retain a 25% uplift in value of the land for alternative development on the grant of planning permission for a period of 25 years.

Guide Price

Offers in excess of £125,000

Mode of Sale

The land is being offered for sale as a whole by Informal Tender. Prospective Purchasers should carry out their own enquiries with Herefordshire County Council and other Authorities before making an offer for the land. It is envisaged that no further negotiations will be entered into after the informal tender closing date. The Informal Tender Documents should be signed by the proposed Purchaser (s) stating the proposed purchase price. These are to be received by Charlotte Watson at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 Noon on Friday 24th July 2026. Envelopes should be marked "Informal Tender for the Lewington Field, Orleton" 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.

Viewings

Viewings are strictly by appointment only with the selling agent.
Charlotte Watson - 07442 400949 / c.watson@sunderlands.co.uk

Money Laundering

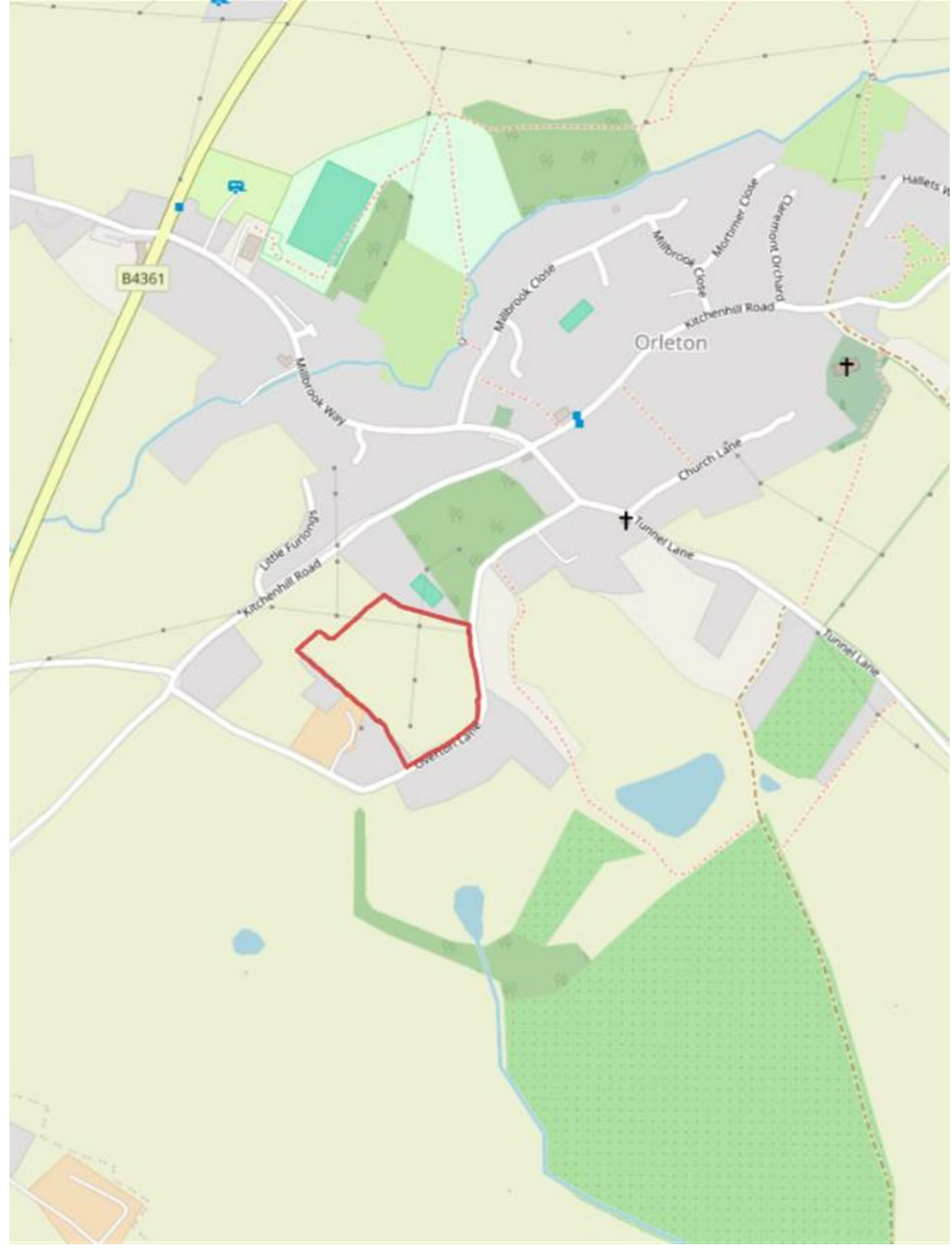
On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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.





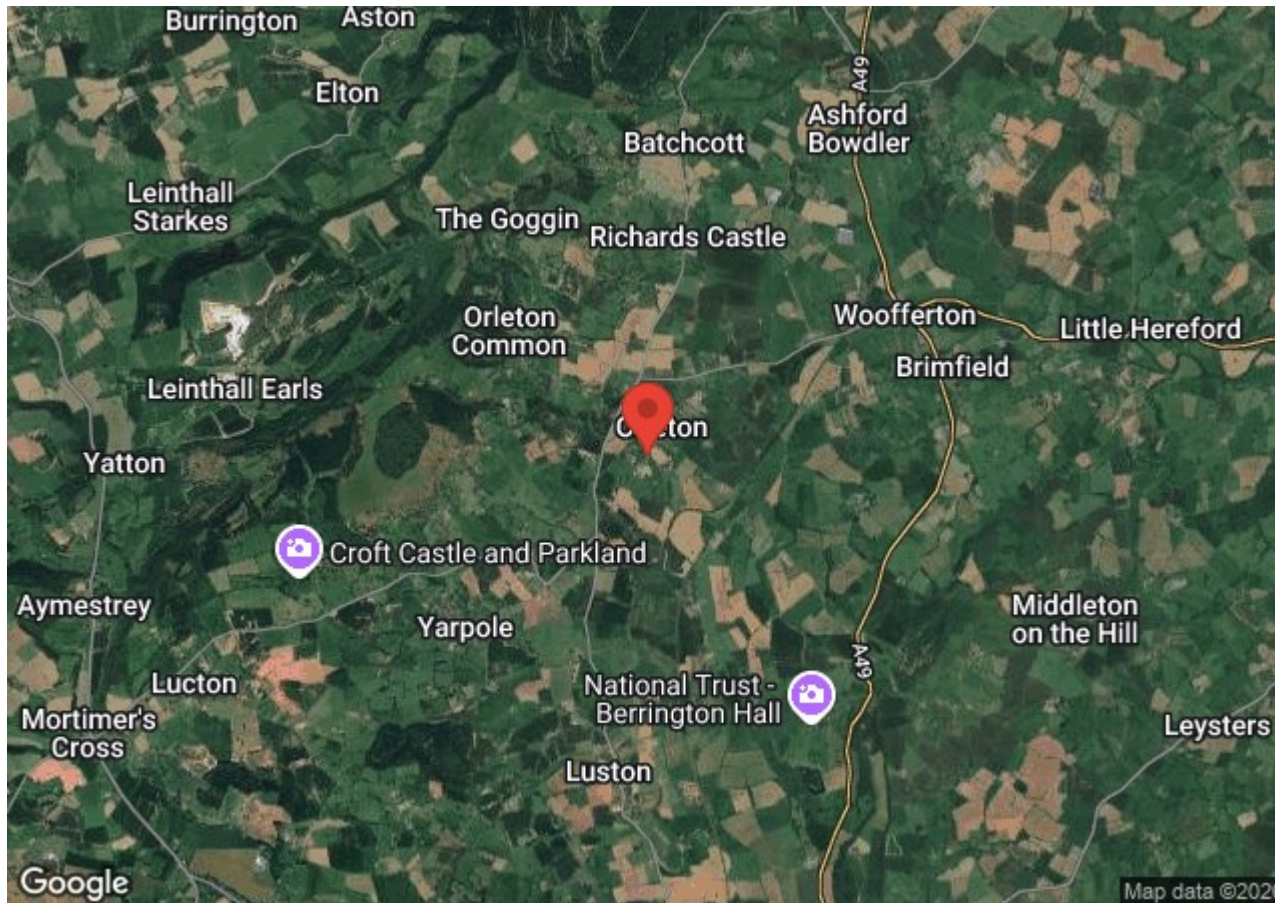
Important Notice

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 Ludlow take the A49 south towards Leominster. After approximately 5 miles, turn right onto the B4362/Station Road signposted Presteigne. Continue for about 1 mile, then turn left onto Kings Road towards Orleton. In Orleton turn left onto Tunnel Lane then left onto Overton Lane. The land is situated on the right handside and marked by the agent for sale board.

what3words: ///tablet.drag.lengthen



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