

Lot 1



Land at Whitney on Wye Near Milhalf, Hereford, Herefordshire,
HR3 6HY



Sunderlands
Residential Rural Commercial



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Summary of Features

- Lot 1: Around 4.87 acres of pasture land and woodland
- Lot 2: Around 8.05 acres of pasture land and woodland
- Vehicular gated access into both parcels
- Access to Milhalf Brook providing natural watering and amenity interest

FOR SALE BY INFORMAL TENDER

**DEADLINE BY 12 NOON ON
THURSDAY 20TH AUGUST 2026**

LOT 1 TENDER PRICE - £60,000

LOT 2 TENDER PRICE- £70,000

Ref: Katie Bufton and Kathy Gunter

Location

The land is located on the outskirts of the picturesque village of Whitney-on-Wye in western Herefordshire. Situated in the hamlet known as 'Millhalf' the land benefits from close proximity to the A438 being located approximately 1 mile from the main road, benefitting from road frontage onto The Wood Road to the west and a further lane to the east.

The land has the benefit of the Millhalf Brook running through the parcels providing pleasant recreational appeal as well as a source of natural watering. Historically there was a leat above Millhalf Brook which provided water to the adjacent watermill. The water has since been diverted back to the main brook, however there remains an attractive tree-lined track perfect for walking or horse riding.

Description

The land known as 'The Mill' at Whitney on Wye provides prospective purchasers with an exciting and rare opportunity to acquire attractive parcels of amenity land in this area. The land is divided into two main parcels, the first comprising of around 4.87 acres of pastureland and woodland with a further parcel of around 8.04 acres of pasture and mature woodland with attractive natural watering. The land is offered for sale as a Whole or in 2 Lots.



Lot 1

Lot 1 extends in total to around 4.87 acres, comprising around 3.10 acres of permanent pastureland and around 1.77 acres of attractive mature woodland. The land benefits from roadside access to the west off the Wood Road providing good vehicular access into the parcel. The land is bound by mature hedgerows to the north, south and west - adjoining the woodland which forms Lot 2 on the eastern boundary. This attractive parcel offers an ideal block of amenity land, with open grassy areas well suited to camping, recreational use and associated parking, subject to all necessary consents.

Within the woodland on the eastern boundary there is access to the stream providing a natural water supply for livestock. The successful purchaser will be required to erect a stockproof fence between A and B and between C and D to create stockproof boundaries within 1 month of completion. The purchaser will be responsible for any temporary stock fencing in the interim.

Lot 1 provides prospective purchasers with a wide range of opportunities for recreational, environmental or equestrian interests, subject to all necessary consents, with the benefit of an unspoilt rural location with picturesque views over the Welsh border.

Lot 2

Lot 2 extends to around 8.05 acres in total, comprising around 1.62 acres of permanent pasture and around 6.42 acres of mature woodland. This attractive parcel offers an ideal block of amenity land, with open grassy areas well suited to camping, recreational use, and associated parking, subject to all necessary consents. The property benefits from a natural water supply provided by Milhalf Brook, which meanders through the land and creates several deeper pools suitable for paddling and wild bathing.

A significant feature of the lot is its extensive area of mature woodland, providing both privacy and a rich natural habitat. The land also includes the remnants of a former leat, which historically diverted water from Milhalf Brook to the mill located adjacent to the southern boundary. Although no longer operational, the leat remains a charming feature and now forms an attractive woodland walkway, offering an appealing route through the trees and enhancing the recreational appeal of the property. The woodland slopes steeply from the east to the former mill leat and then slopes gently towards the Millhalf Brook.

Lot 2 offers vehicular access from the Wood Road, bound by mature hedgerows to the western boundary. The Lot also adjoins the Brilley road but there is no access gateway. Prior to completion the Vendor will erect a stockproof fence on the southern boundary as indicated by the orange line.



Services

Lot 1 and Lot 2 benefit from a natural water supply from Millhalf Brook. We understand that there are no mains services connected. Prospective purchasers should make their own enquiries as to the availability of services should they require them.

Tenure

The land is freehold with vacant possession available upon completion. The land is currently grazed by an organic grazier, the grazing licence will be terminated prior to completion.

Flood Zone

The majority of the land is located in Flood Zone 1 - having a very low likelihood of flooding. Within Lot 2 an immediate buffer around Milhalf Brook is in Flood Zone 3, subject to seasonal flooding during periods of heavy rainfall.

Timber, Sporting and Mineral Rights

We understand that, if owned, all timber, sporting and mineral rights will be included within the sale.

Wayleave, Easements and Rights of Way

The property is sold subject to, and with the benefit of, all easements quasi easements, wayleaves, and public rights of way both declared and undeclared. We understand that there are no public footpaths affecting the land.

Local Authorities and Public Utilities

Herefordshire Council, Plough Lane, Hereford, HR4 0LE
Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY
National Grid Electricity Distribution, Sandpits Avenue, Ludlow, SY8 1FN

Environmental Stewardship Schemes

We understand the land is not currently entered into any environmental schemes but has been farmed organically.

Guide Prices

The land is offered for sale in two lots by informal tender with the following tender guide prices:

Lot 1 - £60,000

Lot 2 - £70,000

Mode of Sale

Lot 1 and Lot 2 are offered for sale by Informal Tender.

Prospective Purchasers should carry out their own enquiries with Herefordshire County Council and any 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 Katie Bufton or Kathy Gunter at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 noon on Thursday 20th August 2026. Envelopes should be marked 'Informal Tender - Land at Whitney on Wye' ref: Katie Bufton and Kathy Gunter' and be suitably sealed or via email if previously agreed.

The Vendor reserves the right not to accept the highest, or any offer, if they so wish. The Vendors reserve the right to accept any offer prior to the Informal Tender date.



Viewings & Health and Safety Notice

Viewings are strictly by appointment only with the selling agents

Kathy Gunter - 01432 356161 - 07765 413694 -
k.gunter@sunderlands.co.uk
Katie Bufton - 01432 356161 - 07741 664053 -
k.bufton@sunderlands.co.uk

Prospective Purchasers are advised to take all necessary care when inspecting the land, including wearing suitable outdoor clothing and footwear. The woodland is steep in places and therefore viewers should exercise caution and are encouraged to follow established and clear paths where possible.

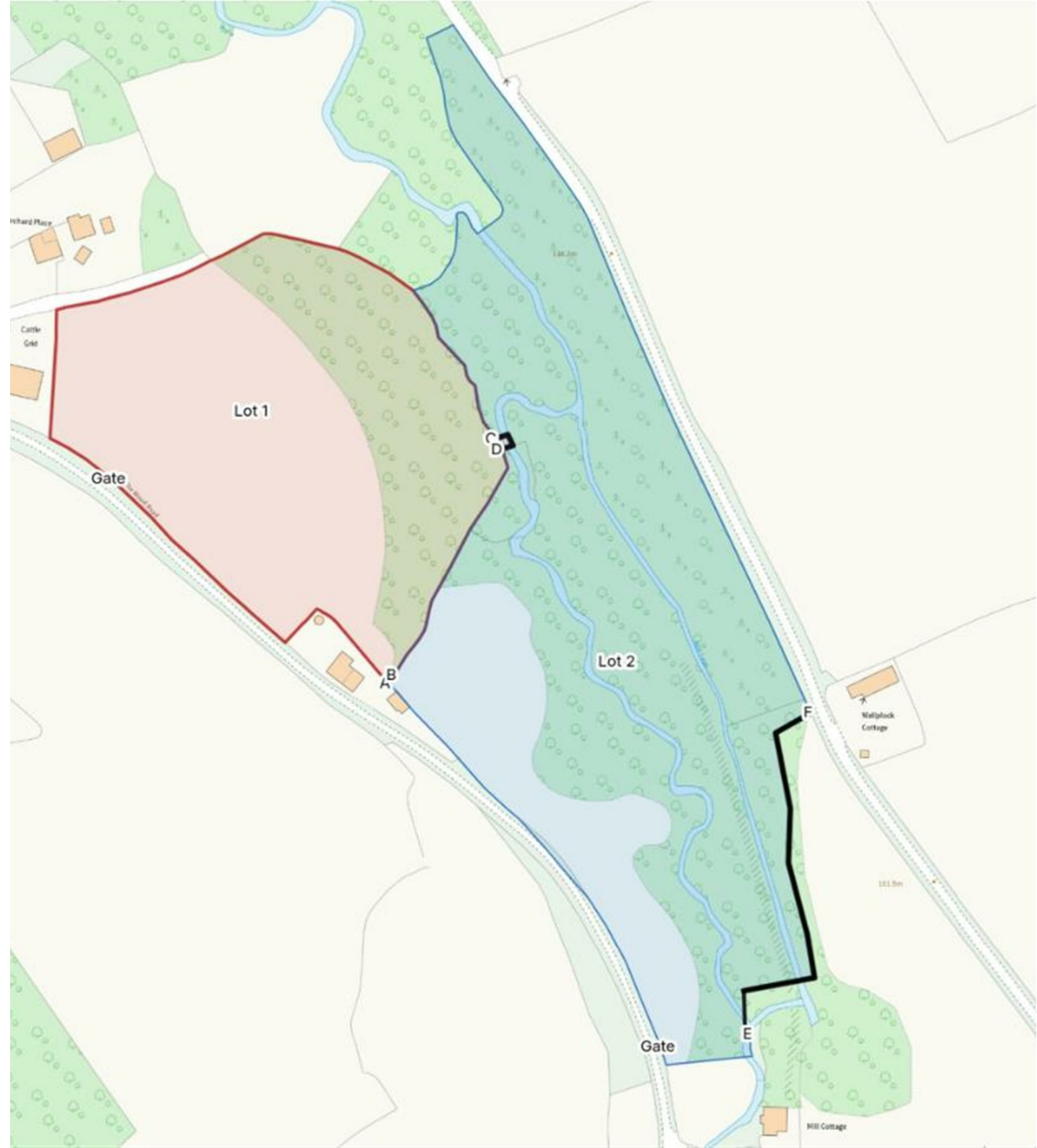
There may also be livestock grazing the land and therefore care should be taken to minimise their disturbance.

Money Laundering

The successful purchaser will be required to provide sufficient identification to verify their 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 anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Agent's Note

Any plans used in the preparation of these details may have been reduced in scale and interested parties should check the Title Plan before proceeding to purchase. The marketing Photographs were taken in April/May and July 2026.



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.

What3Words:

Lot 1: ///makeovers.invents.rescue

Lot 2: ///relaxing.elects.purifier

Directions

From the City of Hereford head west onto Whitecross Road. Head straight over the roundabout onto Kingsacre Road (A438) and proceed for approximately 12 miles before turning left towards Winforton. Proceed through the village of Winforton before turning right onto a single lane towards Milhalf. Once you reach the Milhalf crossroads turn left before turning right after you have crossed the bridge. Proceed along this lane and the access gateways will be on your left - as marked by a Sunderlands 'For Sale' board. Please take care when parking.

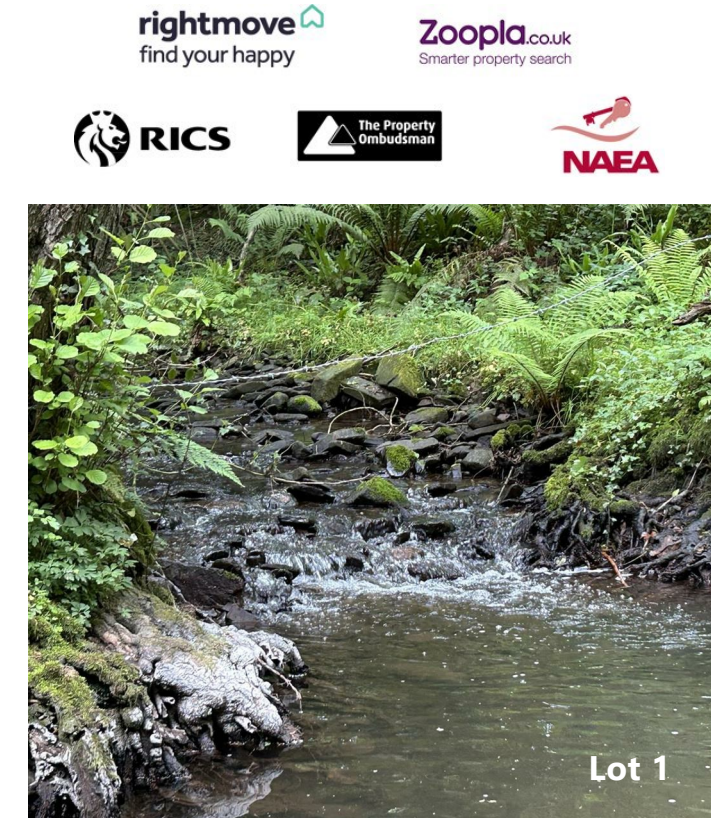
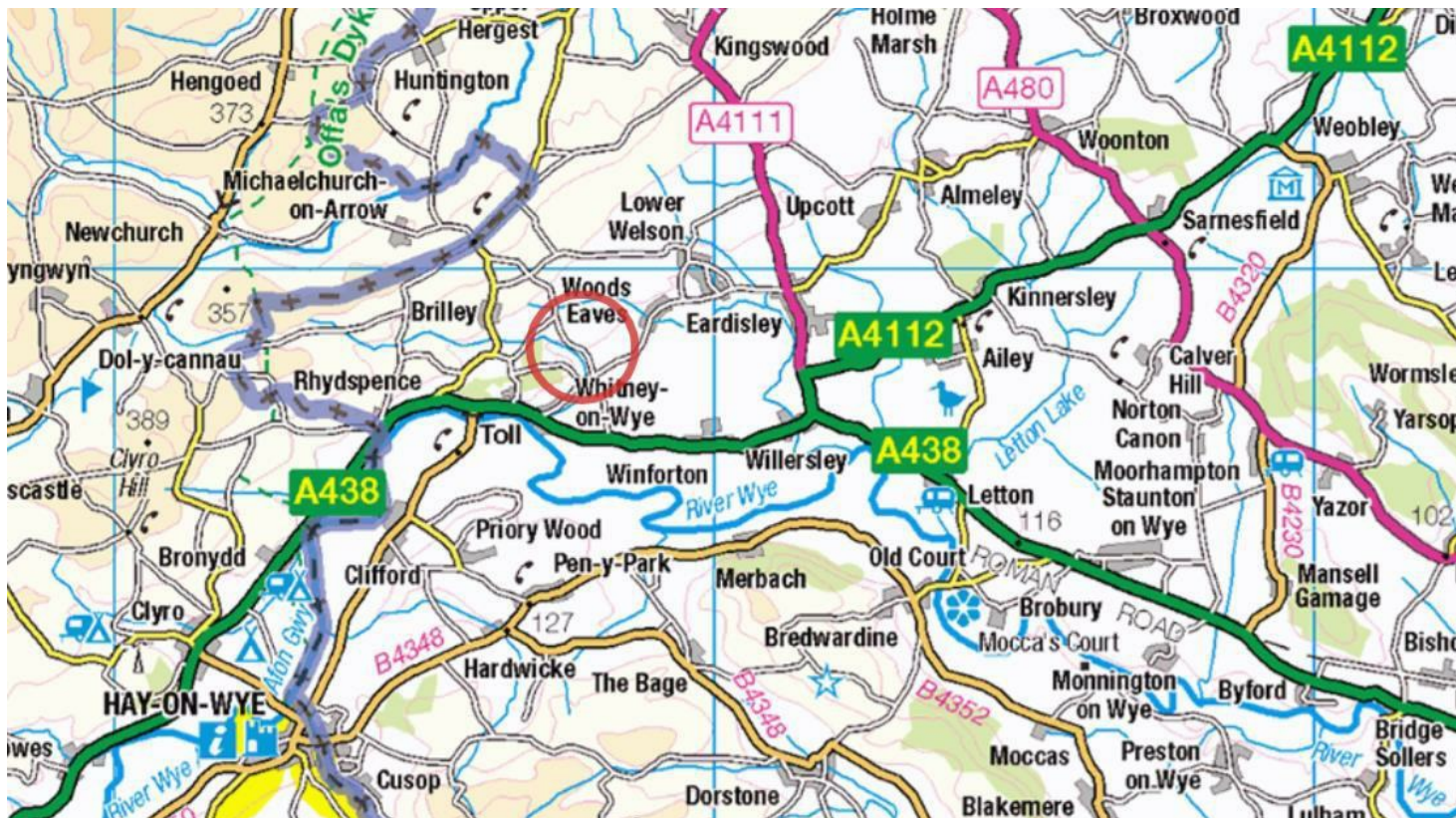
Sunderlands

Hereford Branch

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Sunderlands Rural



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.