



Land at Waterloo Lane Kings Thorn, Hereford, HR2 8AN



Sunderlands
Residential Rural Commercial



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**Land at Waterloo Lane
Kings Thorn
Hereford
HR2 8AN**

Summary of Features

- For Sale by Informal Tender - Tuesday 7th July 2026
- Small pastureland - 0.54 acres
- Ideal for hobby farming or a pony (subject to necessary Permissions/Consents)
- Gently sloping and enclosed within tree and hedge line boundary

**For Sale By Informal
Tender £20,000**

Set off a vehicle track in this much favoured village in south Herefordshire between Hereford and Ross on Wye. A small parcel of pastureland (0.54 acres). The land is gently sloping and enclosed within tree and hedge line boundary with gated entrance off the vehicle track. Ideal for buyers looking for a manageable amount of land for hobby farming or a pony (subject to necessary permissions/consents'.

Method of Sale

For sale by Informal Tender on Tuesday 7th July 2026, noon. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agent's Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Land at Waterloo Lane, Kings Thorn, Hereford HR2 8AN' and addressed to Nigel Highfield, Sunderlands LLP, Offa House, Hereford HR1 2PQ. The Tender document must be received by Tuesday 7th July 2026.

Tenure:

Freehold.

Agent's Notes:

- 1) Please note, that Tender price will be subject to VAT at the prevailing rate.
- 2) There is an Uplift of 50% over 50 years.
- 3) There is a restrictive Covenant that applies to the property. Not to do nor to permit nor suffer to be done anything on the Property which may be or become a nuisance to the Transferor or bid tenants or Occupiers of the retained land.

Directions:

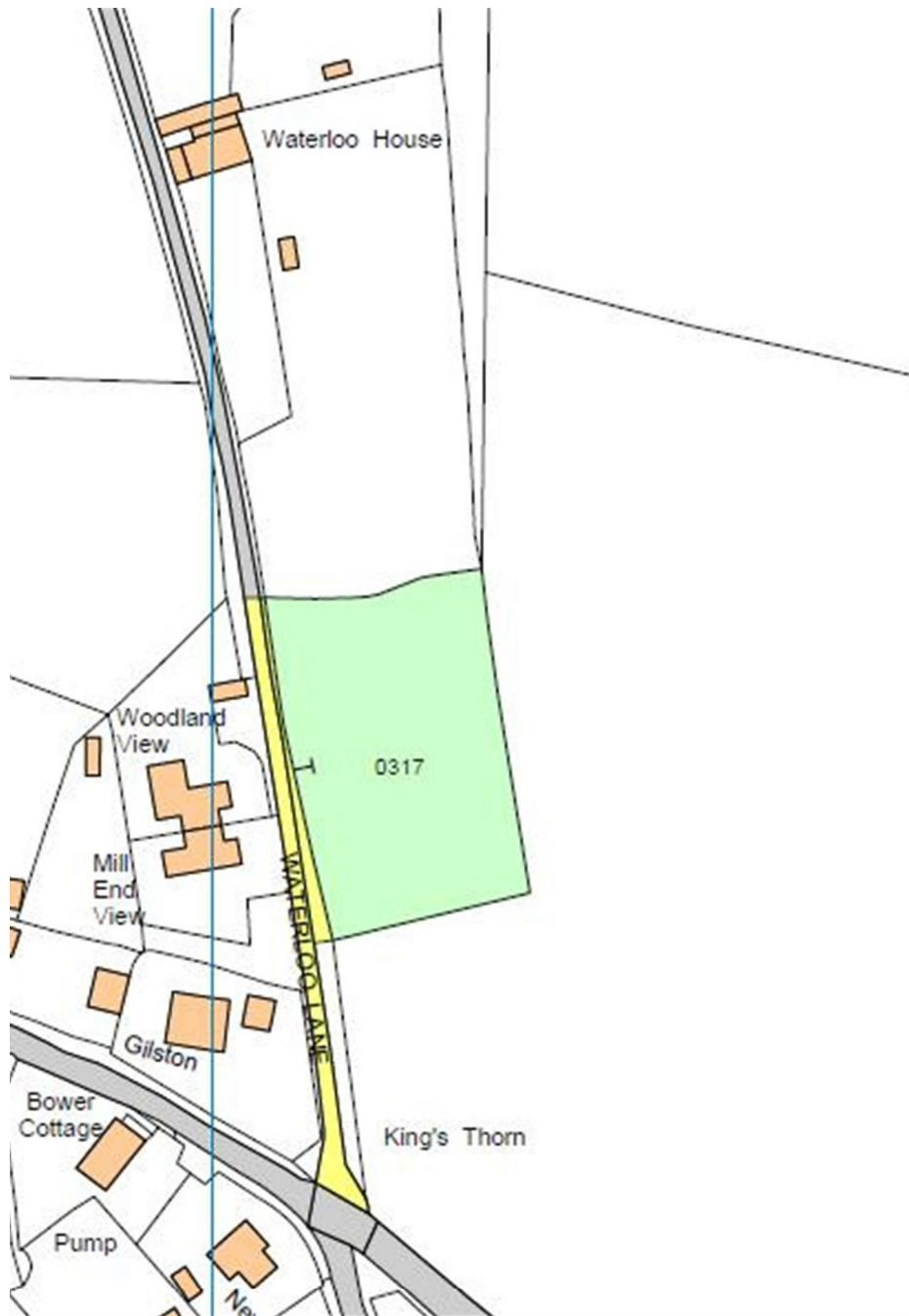
Leave Hereford south on the A49 as if going towards Ross on Wye. Continue up the Callow and at the top, bare left towards Kings Thorn. At the bus stop, turn left and down the bank and turn left for Waterloo Lane. The paddock will be seen on the right hand as denoted by the Agent's 'For Sale' sign.

What3words:

///humid.downcast.product

Anti-Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of 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.



Sunderlands

Hereford Branch

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Hay-on-Wye Branch

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rightmove
find your happy

Zoopla.co.uk
Smarter property search



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.