

NORMANDY FIELD

OCLE PYCHARD, HEREFORD,
HR1 3EQ



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A RARE OPPORTUNITY TO ACQUIRE ABOUT 45.31 ACRES OF PRODUCTIVE ARABLE LAND

The land known as 'Normandy Field' is an extensive block of Grade 2 arable land.

The land benefits from double road frontage off the A465 and the lane to Withington.

Benefitting from a large concrete pad adjacent to the main entrance

**FOR SALE BY PRIVATE TREATY
EXPRESSIONS OF INTEREST TO BE RECEIVED
BY FRIDAY 12TH JUNE 2026**

GUIDE PRICE: £700,000

Description

Normandy Field is an excellent block of Grade 2 arable land extending to about 45.31 acres. The land benefits from dual road frontage, with a substantial concrete entrance splay off the A465 and a further access point in the south west corner off the Withington Lane.

The land has historically been farmed in two parts. The right half is considered the section adjacent to the lane to Withington, currently planted with Maize. The left half is currently planted in winter wheat. The land has been well farmed and maintained, with a large concrete pad adjacent to the gateway off the A465 providing a good storage and turning area. The land is bound by mature hedge.



Burley Gate Roundabout 1.8 miles | Hereford 6.6 miles | Leominster 13.3 miles

Location

The land is located to the south of the A465 within the parish of Ocle Pychard, closely located to the neighbouring parishes of Withington and Preston Wynne. The land benefits from dual road frontage including from the A465 Hereford to Bromyard Road.

With good road access, the land affords a prospective purchaser with the opportunity to acquire a sizeable, productive block of Grade 2 arable land which can be easily reached from all directions.

Services

We are not aware of any services connected to the land and any prospective purchasers should make their own investigations regarding the possibility of doing so.

Tenure

The land is offered freehold. The Vendor reserves the right to harvest and remove the current growing crops.

Public Rights of Way

We understand that the land is unaffected by public rights of way.



Mode of Sale

The land is offered for sale by private treaty, with expressions of interest to be returned by Friday 12th of June 2026. Completed forms should be returned to the agent, Peter Kirby, by post at Offa House, St Peter's Square, Hereford, HR1 2PQ or by email p.kirby@sunderlands.co.uk

Sporting, Timber and Mineral Rights

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

Wayleaves and Easements

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way, both declared and non-declared. We understand that there are poles located on the land.

Basic Payment Scheme and Environmental Schemes

We understand that the land is registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the Vendor. The land is not currently entered within any environmental schemes.

Previous Cropping

Year	Crop Type
Left Half	
2026	Winter Wheat
2025	Potatoes
2024	Winter Wheat
2023	Winter Oilseed Rape
Right Half	
2026	Maize
2025	Winter Wheat
2024	Potatoes
2023	Winter Wheat

Nitrate Vulnerable Zone

We understand that the land is located within a Nitrate Vulnerable Zone.

Planning

No planning enquiries have been made.

Local Authorities and Public Utilities

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

Welsh Water - Dwr Cymru, Pentwyn Road, Nelson, Mid Glamorgan, CF46 6LY

National Grid Electricity Distribution PLC, Feeder Road, Bristol. BS2 0TB

Health and Safety

Prospective purchasers should take all necessary care when inspecting wearing suitable clothing. Viewings are taken solely at the risk of those who view the property and neither the Agents nor the owners of the property take any responsibility for any injury however caused.

Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance 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.

Agent's Note

The site plans included within these particulars 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.



Viewings

Prospective purchasers can view the land during reasonable daylight hours. Anyone wanting to view the land should contact the selling agent in advance.

Peter Kirby - 07967 817274 - p.kirby@sunderlands.co.uk
or Hereford Office 01423 356 161 (option 3)

Directions

From the City of Hereford head east towards Aylestone Hill. Proceed for approximately 2 miles before taking the third exit at the roundabout onto the A4103. Proceed for approximately 0.5 miles before turning left towards Withington. Continue on the A465 towards Burley Gate for 3 miles and the concrete entrance gateway will be on your right, as marked by a Sunderlands 'For Sale' board.



Hereford Office

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

Sunderlands Rural



rightmove
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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.