

LAND AT ALMELEY ROAD

EARDISLEY
HEREFORDSHIRE

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EARDISLEY – HEREFORD – HEREFORDSHIRE

Hay-on-Wye 11.5 miles – Leominster 15 miles – Hereford 15 miles

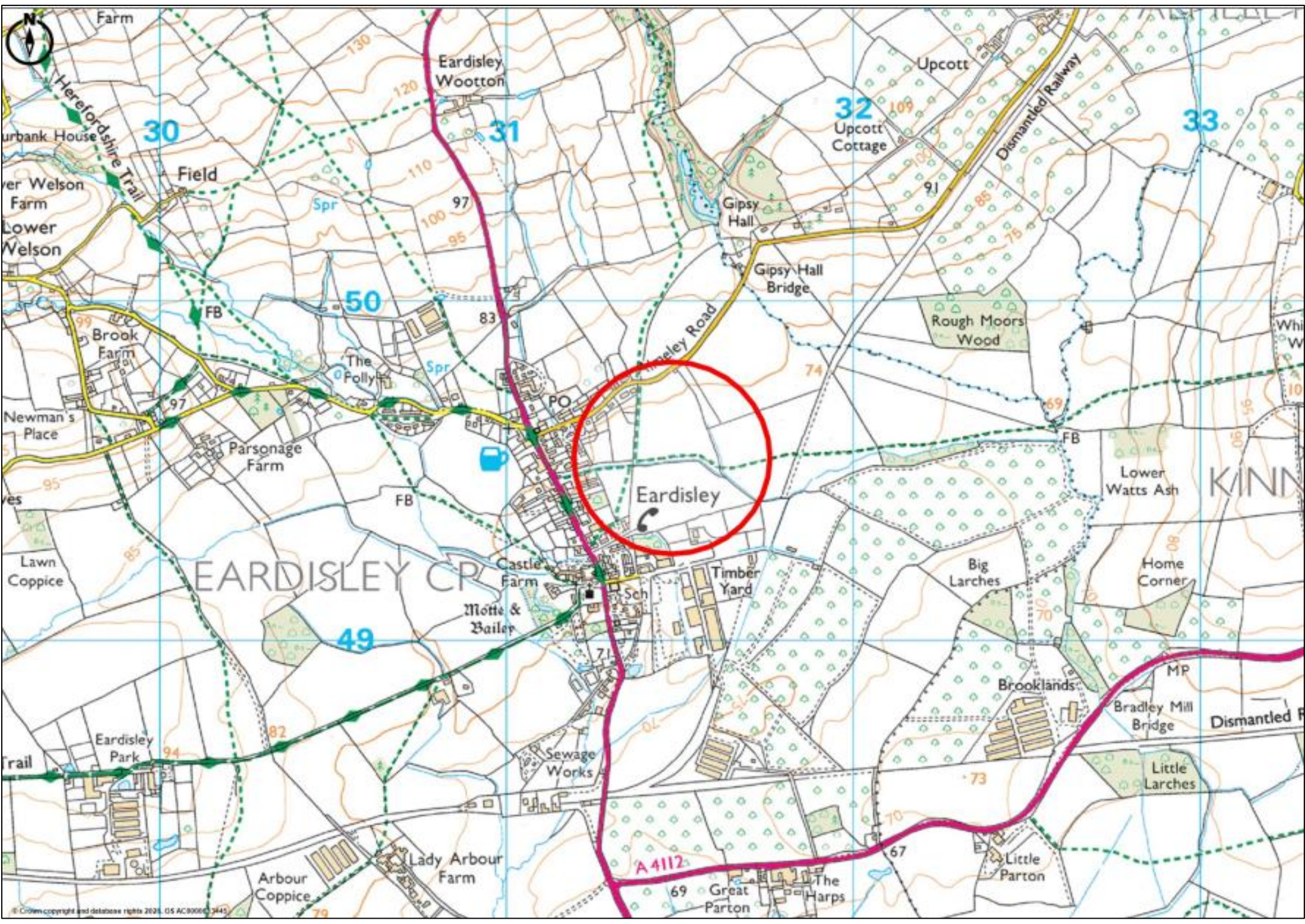
Strategic Arable Land in the heart of North Herefordshire

Well-located arable land contained in a ring fence
Significant potential for alternative uses (subject to planning)

In all 25.15 Acres (10.18 Hectares)

**For sale by public auction at 6pm on Tuesday 7th July 2026
at Ross Auction Centre, HR9 7QQ**





Farm

30

Field

31

50

32

33

30

50

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31

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32

33

Eardisley Wootton

Upcott

Upcott Cottage

Gipsy Hall

Gipsy Hall Bridge

Rough Moors Wood

Eardisley

Lower Watts Ash

Home Corner

Big Larches

Little Larches

Herfordshire Trail

Urbank House

Over Welson Farm

Lower Welson

Brook Farm

Newman's Place

Parsonage Farm

The Folly

Castle Farm

Motte & Bailey

Sewage Works

Timber Yard

Brooklands

Bradley Mill Bridge

Little Parton

Great Parton

The Harps

Lady Arbour Farm

Arbour Coppice

Eardisley Park

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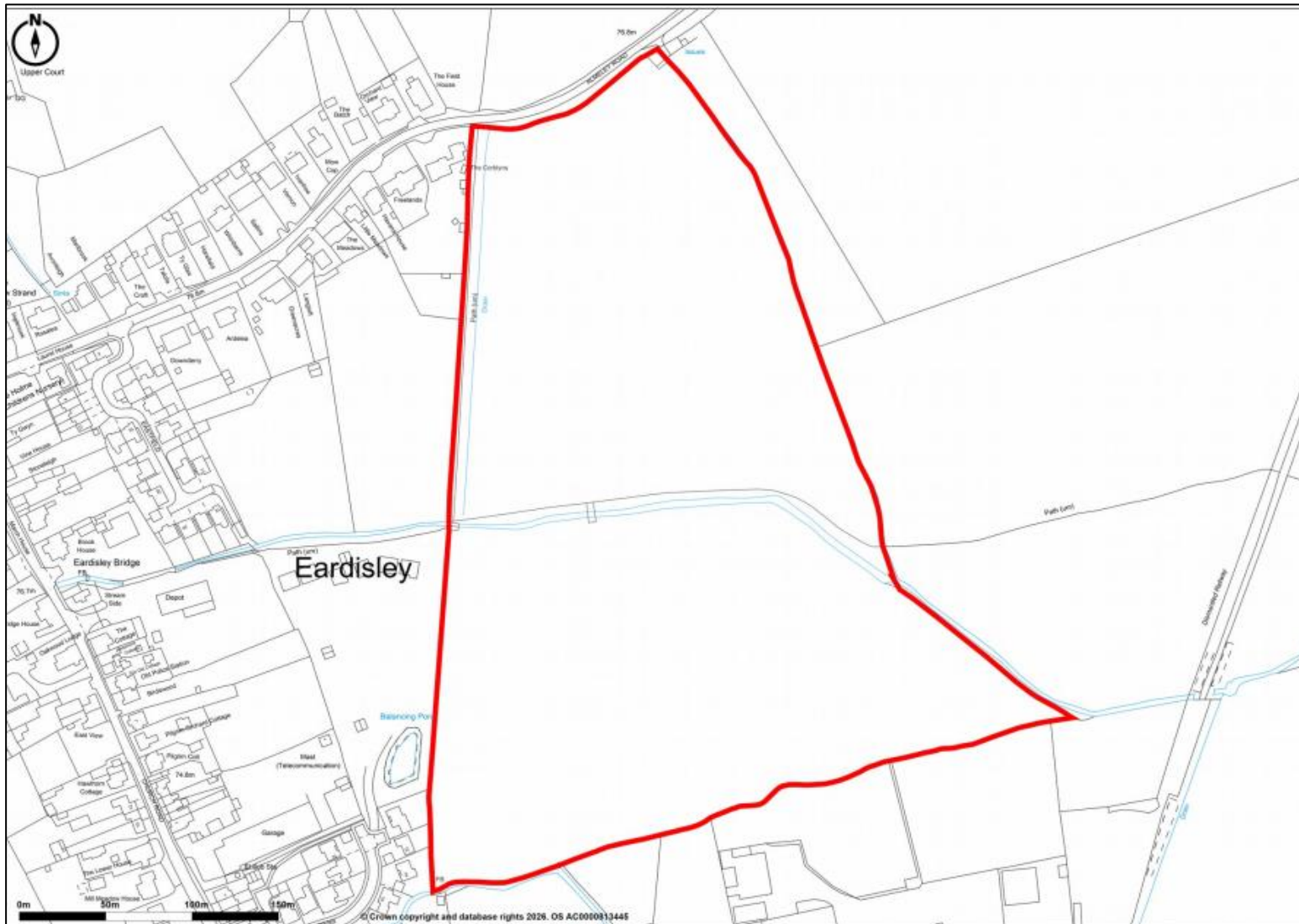
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Situation

Land at Almeley Road is situated on the outskirts of the village of Eardisley in North Herefordshire. Educational amenities are well served locally, with Eardisley C of E Primary School situated within walking distance and several well regarded secondary schools nearby, including Lady Hawkins' School and Fairfield High School. Recreational opportunities are a key attraction of the area, with access to scenic walking and cycling routes, the nearby River Wye, village playing fields, and the wider Brecon Beacons region offering outdoor pursuits such as hiking, fishing, and horse riding. Eardisley itself benefits from local shops, traditional pubs, and community facilities, making the property particularly appealing for families and those seeking a rural lifestyle with convenient local amenities. The benefits from direct roadside frontage onto Almeley Road.



The Land

The land comprises approximately 25.15 acres (10.18 hectares) of arable land situated on the eastern outskirts of the popular village of Eardisley. It is mainly level and divided into two well-shaped enclosures. The land is classified as Grade 3 on the Provisional Agricultural Land Map of England and Wales. The land has roadside frontage onto Almeley Road and has sole access from this point as well. The land has significant potential for alternative uses subject to planning. The land is of a medium loam well suited to a variety of cereal and root crop rotations with the land being partially drained.

The land is currently let on a grazing and cropping licence which terminates as of 30th November 2026.

GENERAL REMARKS AND STIPULATIONS

DIRECTIONS

From Eardisley Village Hall: head north on A411 and in 250 yards turn right down Almeley Road. Follow the road for 0.3 miles and the property is on the right.

POST CODE

HR3 6PP.

WHAT 3 WORDS

snaps.inversion.static

TENURE

The property is presumed to be freehold and offered with vacant possession as at 30th November 2026.

SERVICES

No services are connected to the property, however a mains water connection is in the vicinity.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

OVERAGE

The property is subject to an overage/uplift clause whereby the vendor will benefit from 50% of any uplift in value relating to residential development for the next 25 years.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

HCR Legal LLP, Thorpe House, 29 Broad Street, Hereford, HR4 9AR.
Tel: 01432 349667. Attn Fern James. Email: fjames@hcrlaw.com

SELLING AGENTS

RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Tel: 01989 567233. www.rgandrbwilliams.co.uk

VIEWING

Viewing is strictly by appointment with the Sole Agents – RG and RB Williams.

MODE OF SALE

The property is offered for sale by public auction at 6pm on Tuesday 7th July 2026 at Ross Auction Centre, Netherton Road, Ross-on-Wye, Herefordshire, HR9 7QQ.

