



Land at Urdimash Marden, Herefordshire, HR1 3HB



Sunderlands
Residential Rural Commercial



**Land at Urdimarsh
Marden
Herefordshire
HR1 3HB**

Summary of Features

- For sale by Informal Tender on 12 noon on Thursday 23rd July 2026
- Gently sloping parcels of pasture land which measures approximately 8.02 acres
- Roadside access
- Four bay steel portal frame barn with some internal stabling
- Timber stable block comprising three loose boxes
- Ideal for equestrian purposes
- Potential to develop subject to the necessary consents

Price Guide £175,000

Description

A rare opportunity to purchase approximately 8.02 acres of pasture land with roadside access together with a four bay steel portal frame barn with some internal stabling and agricultural building with internal stables, light power and water. The property benefits from roadside access via a five bar gate with a stoned track leading to the yard.

Situation

Urdimarsh is a small rural hamlet within the parish of Marden in Herefordshire, north of Hereford city centre. Despite its rural nature, it benefits from convenient access to nearby villages such as Marden and Bodenham, which provide local amenities including shops, a church, primary school, and public house. Larger facilities, including shopping, leisure, and transport links, can be found in Hereford (approximately 6 miles away) and Leominster (around 8 miles away), ensuring a good balance between rural living and accessibility to wider services.

Services

Mains water is connected and electricity is being generated by a diesel generator which will be included in the sale.

Tenure

The land is offered freehold with vacant possession upon completion of the sale.

Access

The property benefits from roadside access via a five bar gate with a stoned track leading to the yard.

Boundaries

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership boundaries, hedges or fences.

Nitrate Vulnerable Zone

The land is situated within a Nitrate Vulnerable Zone.

Planning

No formal planning searches have been undertaken on the land or buildings. Full details of the planning history can be found on the local authority website.

Timber, Sporting, and Mineral Rights

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

Wayleaves and Easements

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

Public Rights of Way

There is a public footpath crossing the land and access track.

Mode of Sale

The property is for sale by Informal Tender. The Vendor reserves 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 Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for Land and Barn at Urdimarsh" addressed to: John Dillon and Tara Boulton, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by 12 noon on Thursday 23rd July 2026.

Viewing

Strictly by appointment with the selling agents:
John Dillon (07977 467143)
j.dillon@sunderlands.co.uk
Tara Boulton (07824 552830)
t.boulton@sunderlands.co.uk

Directions

What3Words: ///alerting.kettles.forks

Health and 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 the risk of those who view and neither the Agents or the owners of the property take responsibility for any injury however caused.

Money Laundering

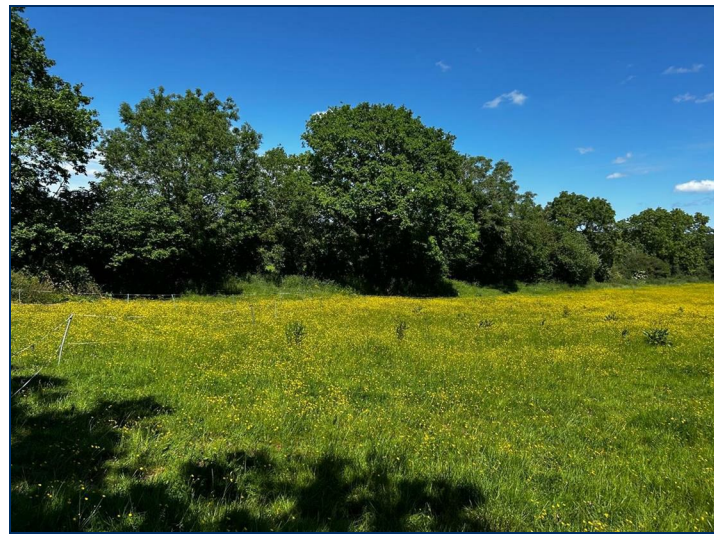
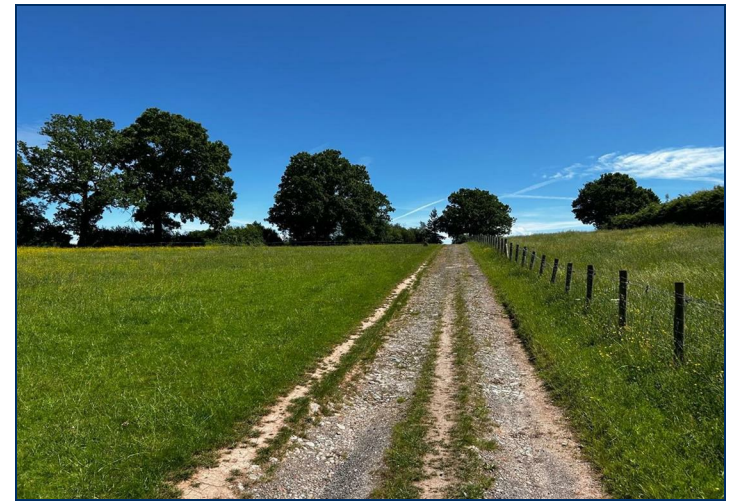
As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID. Photo ID (for example passport or driving license) and Residential ID (for example a current Utility Bill).

Agents Note

Any plans used in the preparation of these details may have been reduced in scale. 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.



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. 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.



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

Hay-on-Wye Office
3 Pavement House, The
Pavement,
Hay on Wye, Herefordshire HR3
5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk
www.sunderlands.co.uk

Sunderlands Rural