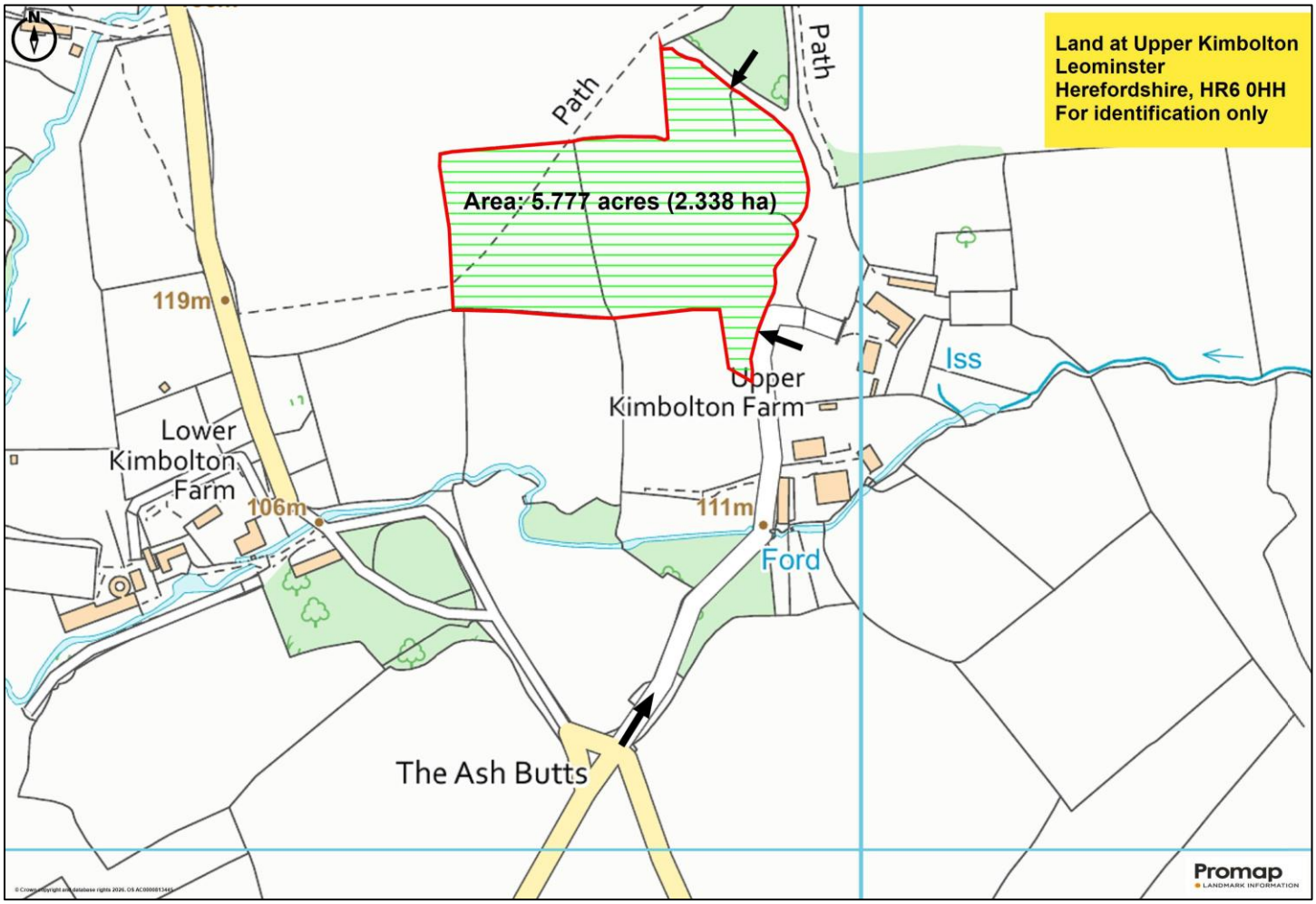
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT UPPER KIMBOLTON, LEOMINSTER, HEREFORDSHIRE, HR6 0HH

About 5.777 Acres, 2.338 Hectares.

Two desirable south facing grass fields with diversification potential and mains water connected.



For Sale by Informal Tender as a Whole

Guide Price - £65,000 +

Tender Closing Date – 12 Noon on Friday, 8th January 2027

NICK CHAMPION LTD
16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Tel: 01584 810555 | **Email:** info@nickchampion.co.uk
www.nickchampion.co.uk

LAND AT UPPER KIMBOLTON, LEOMINSTER, HEREFORDSHIRE, HR6 0HH

Approximate Distances (Miles)
Leominster – 3, Tenbury Wells – 6, Ludlow – 10.

Directions
In Kimbolton turn off the A4112 at Kimbolton C of E Primary School and head north on Churchill for 0.4 mile before continuing straight onto the no through lane towards Upper Kimbolton Farm and the first field gate will be found on the left as indicated by a Nick Champion 'For Sale' board. A second field gate is located further up the track.

what3words: ///risk.defenders.blushes

Situation and Description
The gated field entrances to the land are situated off an unadopted lane and track leading from the end of an unclassified no through public highway.

The land comprises of two south facing, gently sloping, free draining, and ring-fenced grass fields. The land benefits from a mains water supply. The land currently provides for livestock or equine grazing and provides the opportunity for diversification (subject to planning consent).

The whole - about 5.777 acres, 2.338 ha (see plan as outlined in red and cross hatched green for identification purposes).

Services
A sub-metered mains water supply is connected to a field trough serving both fields.

Nitrate Vulnerable Zone (NVZ)
The land is situated within a designated NVZ.

Easements, Wayleaves and Rights of Way
A public footpath crosses over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

Plans and Boundaries
The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining boundaries nor the ownership thereof.

Timber, Sporting and Mineral Rights
So far as they are owned these are included in the sale.

Planning Uplift
No overage will apply to this land sale.

Local Authority
Herefordshire Council - Tel: 01432 260000

Tenure, Possession and Completion
Freehold - vacant possession on completion, which is to be no later than Friday, 26th March 2027.
Land Registry Title No. HE54506

Method of Sale
The property is for sale by Informal Tender with best offers invited on the Official Tender Form (available on request from the selling agents) from proceedable applicants on or before the closing date at **12 noon on Friday, 8th January 2027**.

Anti-Money Laundering
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing
Contact Nick Champion – **Tel: 01584 810555**
Ref: NIC1373 – Email: **info@nickchampion.co.uk**
View all of our properties for sale or to let at: www.nickchampion.co.uk

Particulars prepared: November 2026

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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.