



Land at Old Tay Farm Peterchurch, Herefordshire, HR2 0TA



**Sunderlands**  
Residential Rural Commercial



**Land at Old Tay Farm Peterchurch  
Herefordshire  
HR2 0TA**

**Summary of Features**

- For Sale as a Whole or in Two Lots
- Lot 1 extends to 12.50 acres
- Lot 2 extends to 5.80 acres
- Pasture Land
- Roadside Access
- For Sale by Informal Tender
- Tender Deadline 12 Noon on Thursday 9th October 2025

**Price Guide £129,500**

**Location**

The land is located to the east of Old Tay lane, approximately 3 miles west of Peterchurch.

**Description**

Lot 1 extends to 12.50 acres and is split into two parcels by hedge and stock fencing, linked by a gateway in the northern boundary. The parcels are a useful shape and size and benefit from a roadside gateway to the west onto Old Tay Lane. The land is laid to semi-permeant pasture and has the benefit of a natural water supply.

Lot 2 extends to 5.80 acres and is laid to semi-permanent pasture. The parcel benefits from roadside access to the west off Old Tay Lane.

Lot 1 and 2 are separated by a bridleway.

**Services**

There is a natural water supply which benefits both lots, however the Prospective Purchaser is required to satisfy themselves of the quality and quantity of the supply.

**Tenure**

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

**Access**

Lot 1 and Lot 2 both benefit from roadside access to the west from Old Tay Lane.

**Boundaries**

The land is enclosed by post and wire stock fencing and mature hedgerows. 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. They will however provide whatever assistance they can to ascertain the ownership of the same.

**Basic Payment Scheme & Stewardship Schemes**

The land has been registered with the Rural Payment's Agency.

**Nitrate Vulnerable Zone**

The land is not located 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 bridleway which traverses Lot 1 on the northern boundary.

**Local Authorities and Public Utilities**

National Grid Electricity Distribution PLC, Avonbank, Feeder Road, Bristol, BS2 0TB  
Herefordshire County Council. Plough Lane, Hereford. HR4 0LE



LOT 2

### Mode of Sale

The land is being offered for sale as a whole or in two lots by Informal Tender. Prospective Purchasers should carry out their own enquiries with Herefordshire County Council and other Authorities before making an offer for the land. It is envisaged that no further negotiations will be entered into after the informal tender closing date. The Informal Tender documents should be signed by the proposed Purchaser(s) stating the proposed purchase price. These are to be received by Tara Boulton and Andrew Edwards at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 noon on Thursday 9th of October. Envelopes should be marked 'Informal Tender for Land for sale at Peterchurch' and be substantially sealed. The Vendor reserves the right to not accept the highest, or any offer if they so wish. The Vendor reserves the right to accept any offer prior to the Informal Tender date.

### Guide Prices

Lot 1: £87,500

Lot 2: £42,000

As a whole £129,500

### Viewing

Prospective Purchasers can view the land during reasonable times and during daylight hours. We request that anyone wishing to view the land contacts the selling agent in advance.

### 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 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.

### Directions

Lot 1: What3Words: [///pizza.blueberry.gone](#)

Lot 2: What3Words:

[///housework.convinced.pinch](#)





LOT 1



## Sunderlands

### Hereford Branch

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

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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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.