



Land at Wormelow Herefordshire, HR2 8EL



Sunderlands
Residential Rural Commercial



Land at Wormelow Herefordshire HR2 8EL

Summary of Features

- Approx. 15.48 acres
- Grade 2 arable land
- Road frontage
- For Sale by Informal Tender
- Tender Deadline: 12 Noon on 26th May 2026

Guide Price: £200,000

**Ref: Tara Boulton &
Graham Baker**

Location

The land is situated in a productive agricultural area of south-west Herefordshire, close to the village of Wormelow. The property lies in open countryside and is surrounded by established farmland, making it well suited to arable production. The land is accessed via a gateway onto Gibraltar Lane, with the A466 providing convenient connections to local villages and the wider road network.

Description

The land extends to approximately 15.48 acres (6.27 hectares) of gently sloping Grade 2 arable land. The field is enclosed predominantly by mature hedgerows with partial stock fencing to the boundaries. The soils are classified as freely draining, slightly acid loamy soils, well suited to arable use. The land has been well farmed and is in arable rotation.

Services

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

Tenure

The land is offered freehold with the benefit of vacant possession following the harvest of the wheat crop.

Boundaries

The land is bordered by mature hedgerows and partial stock fencing. Purchasers will be deemed to have full knowledge of the boundaries.

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 within an environmental schemes.

Nitrate Vulnerable Zone

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

Sporting, Timber, and Mineral Rights

All standing timber, and sporting rights if any, 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.

Public Rights of Way

We understand there is a public footpath crossing the land.

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 making an inspection including 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.

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 at Wormelow" addressed to: Tara Boulton, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by 12 noon on Tuesday 26th May 2026.

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 current utility bill).

Agent's 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

The land is located at HR2 8EL and enjoys a rural position accessed from the A466. From Wormelow, continue along the A466 and turn left onto Gibraltar Lane. After a brief drive, the land will be found on the right-hand side, clearly identified by a For Sale board.
What3Words: ///lessening.vintages.dwell

Viewings

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking. We request that anyone wishing to view the land contacts the selling agent in advance.
Tara Boulton & Graham Baker
01432 356161 (Option 3)
t.boulton@sunderlands.co.uk

Vendors Solicitor

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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. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code

