



**LAND AT CINDERS LANE, LEYSTERS,
LEOMINSTER, HEREFORDSHIRE, HR6 0HR**
About 3.255 Acres, 1.317 Hectares.

**A desirable parcel of grassland and woodland
with quiet road frontage and mains water.**



For Sale by Informal Tender as a Whole

Guide Price - £50,000 +

Tender Closing Date – 12 Noon on Friday, 22nd May 2026

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Approximate Distances (Miles)

Tenbury Wells – 5, Leominster – 6.5, Ludlow – 10.

Directions

From Tenbury Wells take the A4112 west towards Leominster, and at Leysters Pole crossroads turn left for Bockleton and then turn left again for Leysters Church and follow the lane on down past the Church and the field gate will be found on the left as indicated by a Nick Champion 'For Sale' board.

what3words: ///eliminate.musician.showering

Situation and Description

The land is conveniently situated alongside the council gated lane and comprises of a single gently sloping, productive and free draining grass field with an adjoining narrow belt of woodland known as Church House Dingle extending down against the Church House brook which forms the northern border. The field is well fenced and benefits from a mains water supply to a field trough and the woodland provides an abundant and valuable source of firewood.

The whole - about 3.255 acres, 1.317 ha (see plan as outlined in red, for identification purposes).

Services

Metered mains water is connected to a field trough. An overhead single phase electricity line crosses over the field with a single pole within the land.

Nitrate Vulnerable Zone (NVZ)

The land is not included within a designated NVZ.

Easements, Wayleaves and Rights of Way

No public footpaths or bridleways cross 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 Vendors nor the Vendors' 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, 10th July 2026.

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, 22nd May 2026.**

Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to provide certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

Viewing

Contact Nick Champion – Tel: **01584 810555**

Ref: NIC1328 – Email: **info@nickchampion.co.uk**

View all of our properties for sale or to let at: www.nickchampion.co.uk

Photographs and Particulars: March 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.