



BARRY
Bufton

Estate Agent • Auctioneer • Valuer

27 HIGH STREET, BROMYARD,
HEREFORDSHIRE HR7 4AA

TEL: 01885 482171

FOR SALE BY TENDER

A PARCEL OF PASTURELAND

**ON THE SOUTHERN OUTSKIRTS OF BROMYARD
IN THE RENOWNED FROME VALLEY**

AT

**HIGHWELL LANE/LITTLE FROME LANE
BROMYARD
HEREFORDSHIRE**

EXTENDING TO APPROX. 12 ACRES



IN A RING FENCE OF THREE ENCLOSURES WITH THREE ACCESS GATES

ABOUT 0.25 MILES BROMYARD, 14 HEREFORD & 15 WORCESTER

Sale by Tender

AS A WHOLE OR IN TWO LOTS

THE LAND – APPROX. 12 ACRES



This is on the southern outskirts of Bromyard with Highwell Lane to the north and Little Frome Lane to the east. There are three access gateways at approx. points A, B & C on the attached plan.



The land is contained within a ring fence and comprises three enclosures of sloping pasture having a southerly aspect. There is a ditch watering place but the mains water pipe runs along Highwell Lane. Not far from point C there is an outfall of a strong spring.

On the east side there are the remains of a former agricultural building close to point A. From the land there are superb views down the Frome Valley to the distant hills.

PLAN

A plan of the land, not to scale, is attached.

The land is offered in the following lots:-

LOT 1 The whole as outlined red and green on the attached plan.

LOT 2 Approx. 3 acres as outlined red on the attached plan. This lot has access to Highwell Lane at point C and the purchaser to erect a new stock-proof fence of posts, pig netting and barbed wire along the east boundary within one month of exchange of contracts and thereafter maintain.

LOT 3 Approx. 9 acres as outlined green on the attached plan. This lot has access to Little Frome Lane at point A.

OVERAGE CLAUSE

This will be 25% of any uplift in value of the land as a result of residential planning being granted in the next 20 years.

METHOD OF SALE

Informal Tender – Tenders to be made in writing on the form attached to these particulars, fully completed and delivered to the agent's office in a sealed envelope marked 'Tender – Land at Highwell Lane' by Wednesday 6th May 2026.

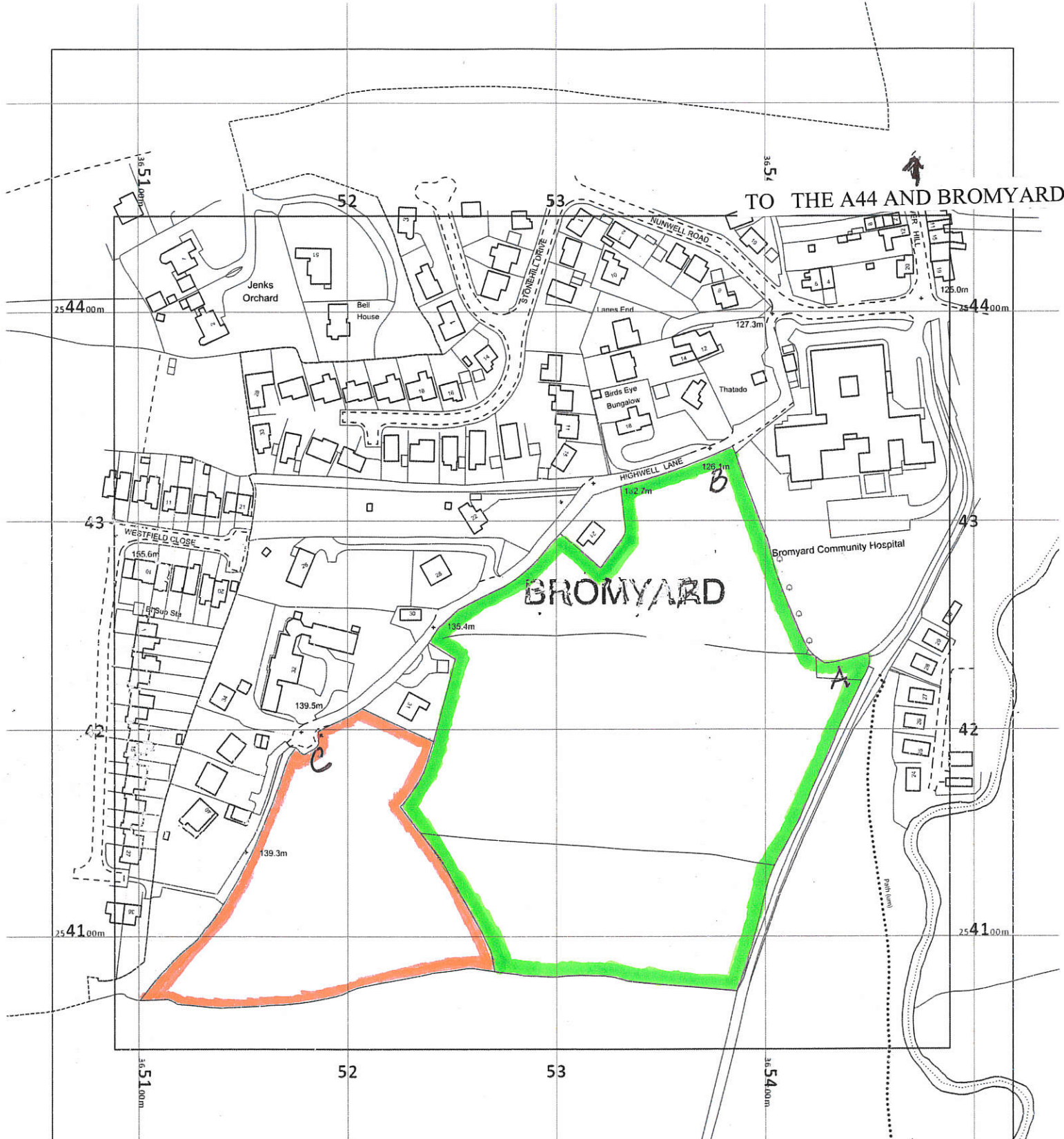
N. B. Should you tender for Lot 1 and this was not successful you may still have liked to tender for Lot 2 or Lot 3 – the tender form allows you to cover this eventuality.

DIRECTIONS

See the attached plan.

VIEWING

At any reasonable time, after making the agent aware of your intention to do so, making use of these particulars and plan. There is a space to park at point C on the plan and inside the gate at point A on the plan. Please ensure gates are closed after viewing.

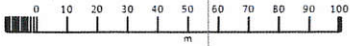


TO THE A44 AND BROMYARD

BROMYARD

TO LITTLE FROME

FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE



OS MasterMap 1250/2500/10000 scale
 Tuesday, March 31, 2026, ID: HMC-01270923
www.themapcentre.com
 1:2500 scale print at A4, Centre: 365288 E, 254246 N
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FORM OF TENDER

To be completed, signed and returned to Barry Bufton Estate Agents, 27 High Street, Bromyard, Herefordshire, HR7 4AA by 12 noon on Wednesday 6th May 2026 in a sealed envelope marked 'Tender – Land at Highwell Lane'.

**LAND AT HIGHWELL LANE/LITTLE FROME LANE
BROMYARD
HEREFORDSHIRE**

(Block capitals please)

I/We.....

Of.....

Tel No.....

LOT 1 – FOR THE WHOLE the sum of (in words).....

..... (£.....)

LOT 2 – the sum of (in words).....

..... (£.....)

LOT 3 – the sum of (in words).....

..... (£.....)

(please delete as appropriate)

1.) My / our offer is cash with no related sale.

2.) My / our offer is subject to a mortgage with no related sale

4.) Other information.....

Signed.....

Date.....