

LAND AT ORLETON

LUDLOW, SHROPSHIRE SY8 4HG



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An excellent block of prime arable land, with road frontage, predominantly Grade II arable land with diverse cropping potential.

LOT 1 - APPROX. 35.22 ACRES OF ARABLE LAND

Grade II | Two adjoining field parcels | Gently sloping topography | Road frontage access

LOT 2 - APPROX. 48.37 ACRES OF ARABLE LAND

Grade II | Five field parcels | Gently sloping topography | Road frontage access

LOT 3 - APPROX. 30.06 ACRES OF ARABLE LAND

Grade II & III | Single field parcel | Woodland | Level Topography | Road frontage access

**IN ALL ABOUT 113.65 ACRES (46.00 HECTARES)
AVAILABLE AS A WHOLE OR IN 3 LOTS**

OFFERS IN THE REGION OF £1,475,000 AS A WHOLE

**FOR SALE BY INFORMAL TENDER (UNLESS PREVIOUSLY SOLD)
TENDERS CLOSE MIDDAY ON FRIDAY 17TH APRIL 2026**

Location

The land at Orleton is a prime block of arable land situated within a ring fence and subdivided by a council-maintained road. The land extends to approximately 113.65 acres of arable land and offers an excellent opportunity for a diverse range of cropping capabilities. The land is situated within the renowned farming area on the border of North Herefordshire and South Shropshire, being conveniently situated for the towns of Ludlow 7 miles, Leominster 6.5 miles, Hereford 22 miles and Worcester 34 miles.

Description

The land has been farmed in an arable rotation for a number of years. In recent times the land has produced good quality arable crops. The land is conveniently situated adjacent to the B4361 leading from Orleton to Ludlow and has excellent road frontage. The land is contained within a number of conveniently sized enclosures mainly bounded by mixed species hedges or post and netting fencing. The land is sold subject to an energy crop production contract.

The land is offered for sale by informal tender as a whole or in the three Lots.



Lot 1 - 35.22 acres of Pasture/Arable Land

Comprising two field parcels of arable land, the property is enclosed by mixed-species hedgerows and stock-proof fencing, with direct access from the council-maintained road. Lot 1 offers excellent potential for a wide range of agricultural uses.

Lot 2 - 48.37 acres of Pasture/Arable Land

Comprising a well-structured block of productive Grade II arable land, divided into five interconnected field parcels, the property offers excellent operational flexibility. Access is provided directly from the council-maintained road into field parcels 5602, 7399, and 8892. The land has been utilised for arable crop production in recent years. The land is enclosed by mature mixed-species hedgerows and stock fencing, with gated access linking each of the field parcels.

Lot 3 - 30.06 acres of Pasture/Arable Land

A highly desirable and productive Grade 2 & 3 field parcel, being generally level, enjoying excellent road-frontage access from the council-maintained road and enhanced by an appealing section of established woodland.

Lot 1



Lot 2



Lot 3



Lot 1



Lot 2



Lot 2



Lot 3



General Information

Cropping

Aside from field parcel 8892, which is currently in beet, the land consists of maize stubble that has been seeded to a winter grass cover crop.

Services

We understand mains water is available for connection nearby.

Access

All three lots have separate road frontage access onto the council maintained road.

Tenure

The land is available freehold with vacant possession on completion, Subject to the energy crop supply contract.

Energy Crop Supply Contract

This land is offered for sale subject to an existing contract for the cultivation of energy crops (maize & beet) designated for anaerobic digestion. The agreement, which remains in place for the next three years, obliges the grower to continue planting, managing, harvesting and delivery of the specified crops in accordance with the current terms. The buyer will assume the benefit of the ongoing arrangement, including any associated income or obligations, for the duration of the contract period. This offers the chance to buy productive land with a secure short-term cropping agreement in place. Further details can be obtained from the selling agents. If the land is sold in Lots the energy crop supply contract will be pro-rate split between the lots.

Growing Crops

If there are growing crops on the land at completion of the sale the vendor retains the right of hold over to harvest the crops or alternatively, with agreement from the vendor the crops could be sold to the purchaser at market value.

Boundaries

The land is enclosed by post and wire stock fencing and mature mixed species 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 of 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 Payments Agency (RPA) for BPS purposes. The land is entered into a Sustainable Farming Incentive, the agreement ends on 31st October 2026, further information can be provided by the selling agents.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is not situated within a Nitrate Vulnerable Zone.

The land is not situated within a Flood Zone.

The land is not situated within an Area of Outstanding Natural Beauty (AONB).

Planning

No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

Timber, Sporting & Mineral Rights

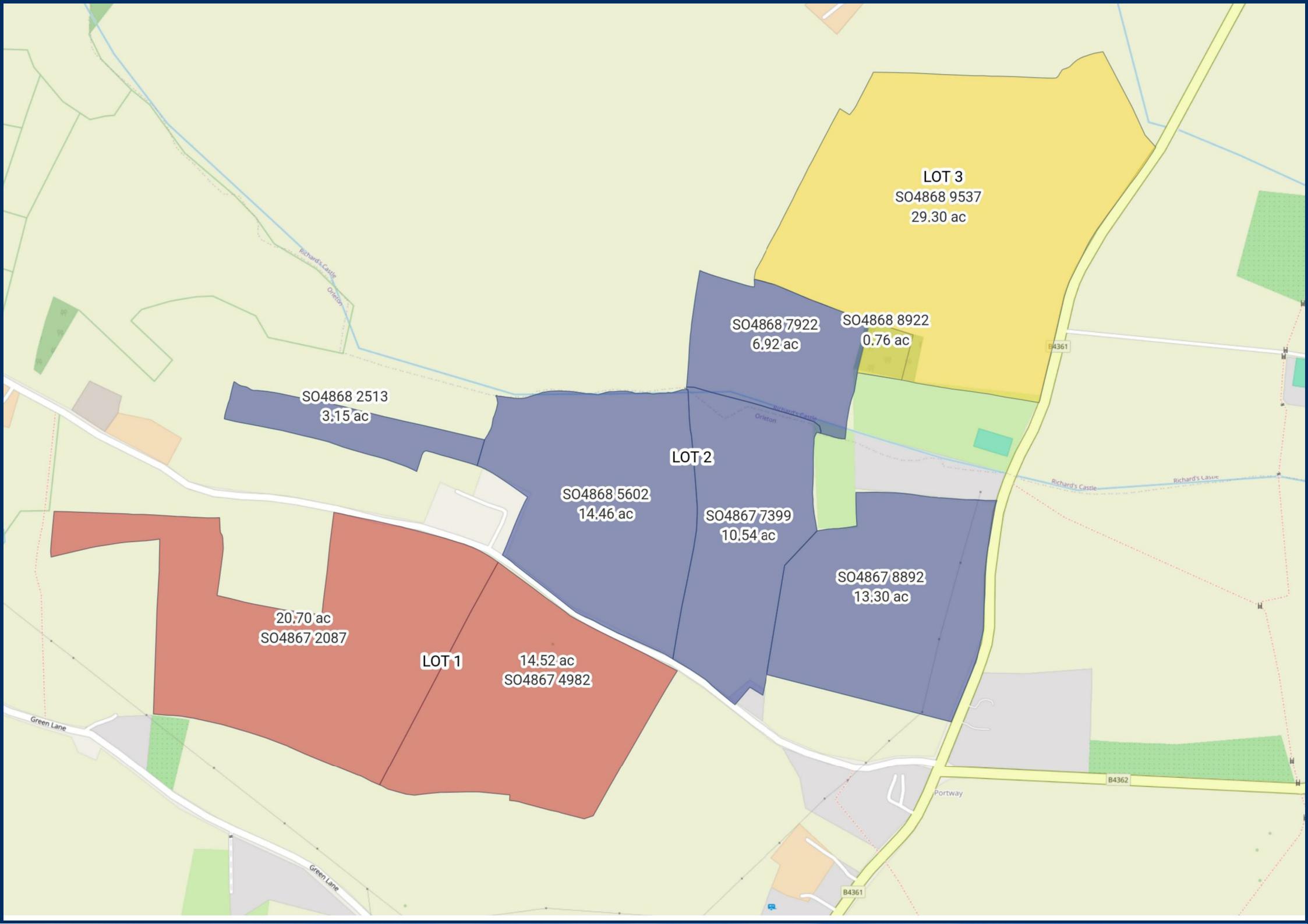
All standing timber, mineral rights of any sporting rights, if owned, are included in the sale of the land.

Wayleaves & Easements

The land will be sold subject to any wayleaves, easements, public or private rights of way and covenants and all outgoings whether mentioned in these sale particulars or not.

Field Schedule

Field No.	Type	ha est.	ac est.
Lot 1			
SO4867 2087	Arable/Pasture	8.38	20.70
SO2462 6712	Arable/Pasture	5.88	14.52
		Total	14.26
		35.22	
Lot 2			
SO4868 2513	Arable/Pasture	1.28	3.15
SO4868 5602	Arable/Pasture	5.85	14.46
SO4867 7399	Arable/Pasture	4.26	10.54
SO4867 8892	Arable/Pasture	5.38	13.30
SO4868 7922	Arable/Pasture	2.80	6.92
		Total	19.57
		48.37	
Lot 3			
SO4868 9537	Arable/Pasture	11.86	29.30
SO4868 8922	Woodland	0.31	0.76
		Total	12.17
		30.06	
		46.00	113.65





Public Rights of Way

There is a public right of way crossing Lot 3 (Bridleway). There are no public rights of way crossing Lots 1 or 2.

Local Authorities & Public Utilities

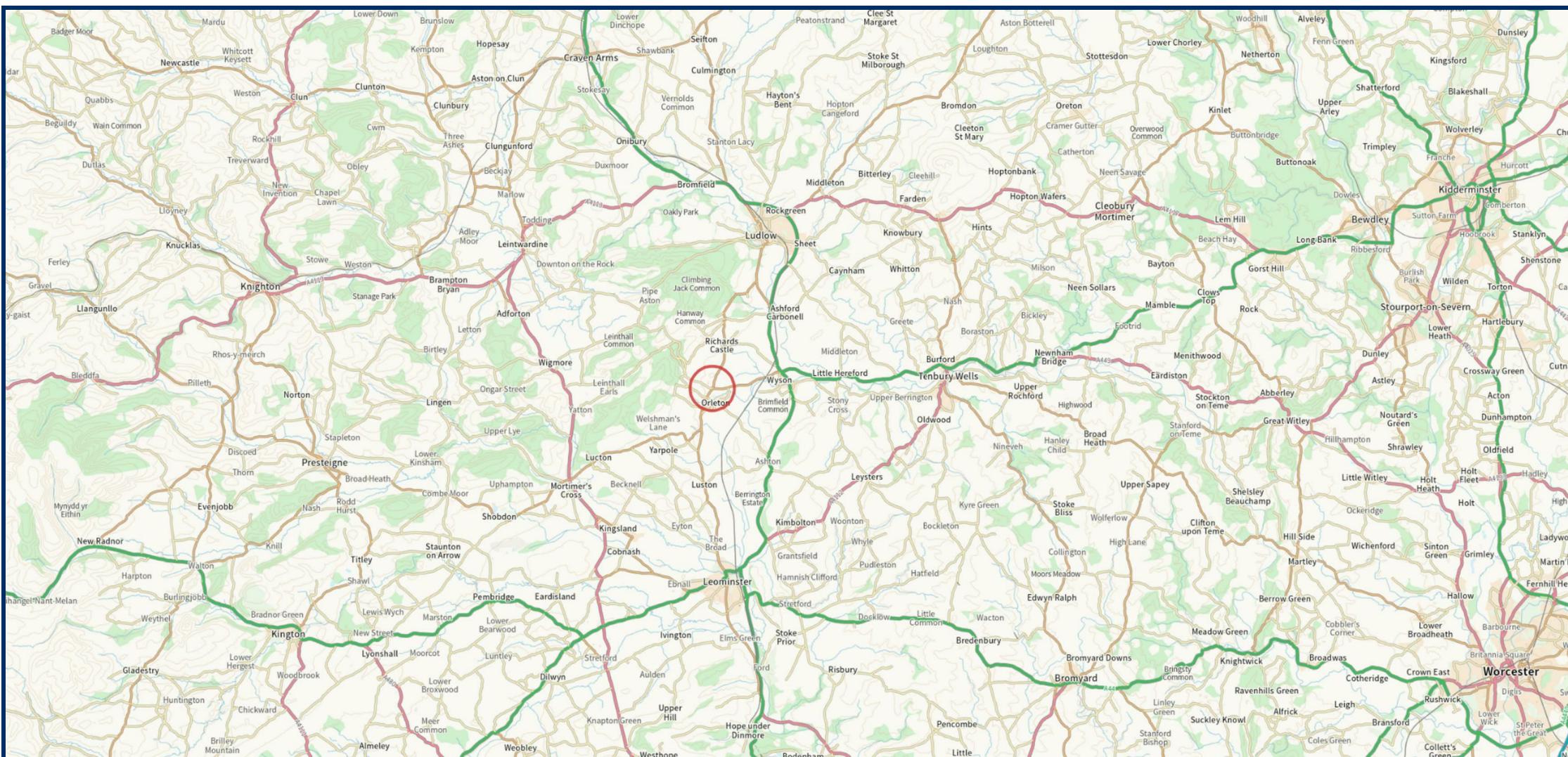
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Severn Trent Water, Coventry, CV1 2LZ

National Grid ED (West Midlands), Bristol, BS2 0TB

Mode of Sale

The land is being offered for sale as a whole or in 3 lots by Informal Tender. Prospective Purchasers should carry out their own enquiries with Shropshire Council and other Authorities before making an offer on 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 Gareth Wall at Sunderlands Offa House, St Peters Square, Hereford HR1 2PQ by 12 Noon on Friday 17th April 2026. Envelopes should be marked 'Informal Tender - Land at Orleton' and substantially sealed. The vendor reserves the right not to accept the highest or any offer if they so wish. The vendor reserves the right to accept an offer prior to the Informal Tender date.





Guide Prices

Lot 1 - £455,000

Lot 2 - £630,000

Lot 3 - £390,000

As a whole offers in the region of £1,475,000

Purchaser Options

There is an option to purchase the limited company that owns the land if it is of benefit to a prospective purchaser for stamp duty land tax purposes.

Viewing

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

Gareth Wall - 07974 143336 / g.wall@sunderlands.co.uk

Health & 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 and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Important Notice

- (a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.
- (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.
- (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.
- (d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

Directions

From the town of Ludlow proceed south on the A49 towards Leominster. At Woofferton take the right hand turning onto the B4362 continue along this road and pass through the village of Comberton and at the crossroads with the B4361 continue straight over onto the council maintained road and the land can then be found on either side of this road. Each individual lot will be marked on this road by a Sunderlands for sale sign.

What3words:

Lot 1 - [///user.afterglow.tactical](https://what3words.com///user.afterglow.tactical)

Lot 2 - [///smarter.hourglass.whips](https://what3words.com///smarter.hourglass.whips)

Lot 3 - [///provoking.broth.published](https://what3words.com///provoking.broth.published)



Hereford Office

Offa House
St Peters Square
Hereford
HR1 2PQ

Tel: 01432 356161

Ludlow Office

Cider Barn
Ashford Bowdler
Ludlow
Shropshire
SY8 4DJ

Tel: 01584 547543

Gareth Wall

07974 143336
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Sunderlands Rural



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.

