



21.53 Acres at Marston Stannet, Herefordshire, HR6 0NL

**G HERBERT
BANKS**

EST. 1898

21.53 Acres at Marston Stannett, Herefordshire, HR6 0NL

For sale by Private Treaty
Guide Price: £200,000

Description

The land extends to approximately 22.16 acres and comprises a useful parcel of permanent pasture, suitable for grazing and general agricultural use. The land is gently undulating in parts and is enclosed by a combination of mature hedgerows, fencing and woodland boundaries. There is a small area of woodland providing amenity, shelter and natural habitat. The property also benefits from a mains water supply. The land is classified as Grade 3 Agricultural Land. Soilscape mapping identifies the land as Soilscape 8: slightly acid loamy and clayey soils with impeded drainage, generally suited to grassland and autumn-sown crops, with moderate to high fertility.

Situation

The land is located at Marston Stannett, within an unspoilt area of north Herefordshire countryside, close to Risbury and within convenient reach of Leominster, Bromyard and Worcester. The property enjoys an attractive rural setting, with expansive views across adjoining farmland and the wider countryside.

- Peaceful rural position at Marston Stannett, Herefordshire.
- Attractive block of pastureland extending to approximately 22.16 acres.
- Conveniently located within reach of Leominster, Bromyard and Worcester.
- Access available via an established track/right of way, as shown on the sale plan.
- Expansive views over the surrounding Herefordshire countryside.
- Useful Grade 3 agricultural land, well suited to grazing and grassland use.
- Small area of woodland providing shelter, amenity and wildlife habitat.
- Mains water connected
- Offered for sale as a whole, with vacant possession on completion.
- No uplift, overage or development clawback clause.

Access

Access is available via the relevant right of way as indicated on the enclosed sale plan. Prospective purchasers should refer to the sale plan for the exact access route and

boundaries. The vendors right of access from the public highway will also be granted with the sale of the property. The vendor will be retaining an access right along to the woodland for use for removal of timber. Compensation will be available should there be any disturbance from the future use of this access. Exact details will be confirmed by the vendors solicitors.

GENERAL INFORMATION

Tenure

Freehold with vacant possession on completion, subject to confirmation by the vendor's solicitor.

Uplift/Overage Clause

The land is to be sold without an uplift clause.

Services

Mains water is connected to the land. There is also access to a stream for livestock drinking. Purchasers should satisfy themselves as to the availability, adequacy and location of all services.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, all such rights will pass with the property.

Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans and the official copy of the Title Plan as published by HM Land Registry.

Agents Notes

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property.

Local Authority

Herefordshire Council
Plough Lane, Hereford, HR4 0LE
Phone: 01432 260000
Website: www.herefordshire.gov.uk

Viewing

Prospective Purchasers may visit the property, strictly by appointment only, during daylight hours with a copy of these details to hand.

Please contact James Goodman to confirm your proposed viewing time.

Tel: 01299 896968 or 07777 157 089

Contact: James Goodman

Email: jg@gherbertbanks.co.uk

Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Rights of Way, Easements & Boundaries

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Please note the relevant right of way for access to the property is indicated in the enclosed plan.

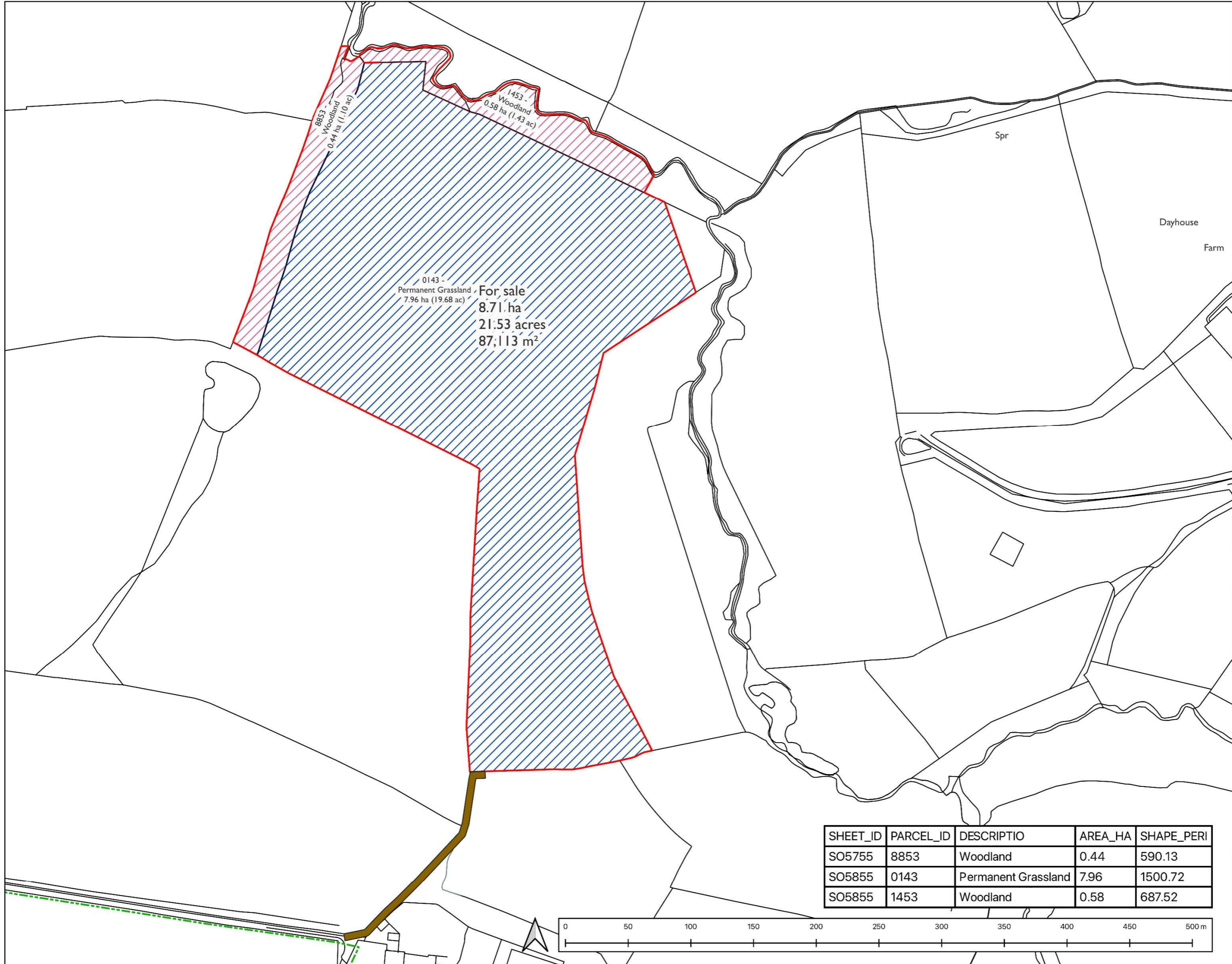
Directions

From Leominster: Leave Leominster on the A44 Worcester Road, heading east towards Bromyard and Worcester. Continue for approximately 5 miles before taking the turning for Risbury / Marston Stannett. Continue through the rural lanes towards Marston Stannett and refer to the sale plan for the access track and field gate. Approximate journey time from Leominster is 15–20 minutes.

From Worcester: Leave Worcester on the A44, heading west towards Bromyard and Leominster. Continue through/around Bromyard and proceed west on the A44 towards Leominster. Before reaching Leominster, take the turning for Risbury / Marston Stannett and follow the local lane network to the property, using the sale plan to identify the access. Approximate journey time from Worcester is around 40–50 minutes, depending on traffic and starting point.



- Legend**
- Information**
-  Access to be granted
 - PROW**
 -  Bridleway
 - For Sale**
 -  Permanent Grassland
 -  Woodland



0143 -
Permanent Grassland
7.96 ha (19.68 ac)

For sale
8.71 ha
21.53 acres
87,113 m²

8853 -
Woodland
0.44 ha (1.10 ac)

1453 -
Woodland
0.58 ha (1.43 ac)

Spr

Dayhouse

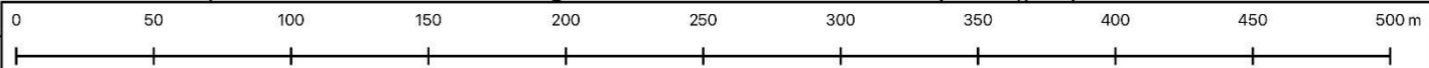
Farm

Scale: 1:2500
Plan Size: A3

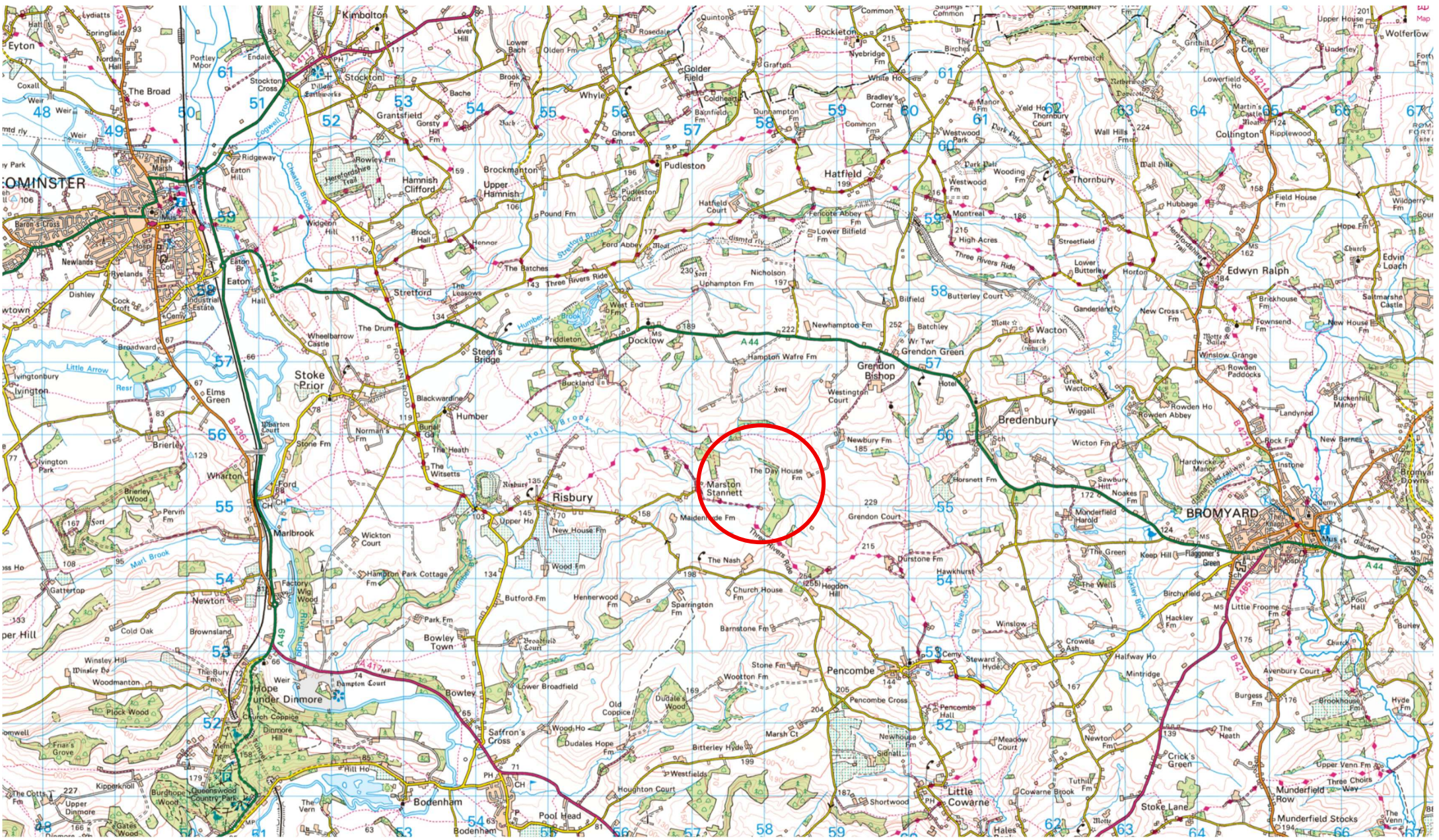
Plan Title:
Particulars Plan

Rev	Date	Description
1	24/04/26	First Issue

SHEET_ID	PARCEL_ID	DESCRIPTIO	AREA_HA	SHAPE_PERI
SO5755	8853	Woodland	0.44	590.13
SO5855	0143	Permanent Grassland	7.96	1500.72
SO5855	1453	Woodland	0.58	687.52



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G HERBERT BANKS

EST. 1898

01299 896 968
 info@gherbertbanks.co.uk
 www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



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