

LAND AT WOONTON

ALMELEY, HEREFORDSHIRE HR3 6QL



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**An excellent opportunity to acquire pasture and woodland on the edge of the village of
Woonton in North Herefordshire.**

LOT 1 - APPROX. 7.22 ACRES OF PASTURELAND

Single block of pasture | Road frontage access | Level topography

LOT 2 - APPROX. 5.51 ACRES OF PASTURE AND WOODLAND

Two parcels | Road frontage access | Pasture, Stream and mixed Woodland

**IN ALL ABOUT 12.73 ACRES (5.15 HECTARES) AVAILABLE
AS A WHOLE OR IN TWO LOTS**

OFFERS IN THE REGION OF £15,000 PER ACRE

**FOR SALE BY INFORMAL TENDER (UNLESS PREVIOUSLY SOLD)
TENDER CLOSING MIDDAY ON FRIDAY 7TH AUGUST 2026**

Location

The land is located adjacent to the village of Woonton in North Herefordshire. The land lies approximately 5.5 miles south of Kington and around 12 miles west of Leominster. The cathedral city of Hereford is situated about 15 miles to the south. The A44 is approximately 2 miles north of the land.

Description

The land offers an excellent opportunity to acquire approximately 12.73 acres of Grade 2 pasture and woodland as a whole or in two lots. The land is generally level, with well-defined boundaries and direct access from council-maintained roads. Both lots would have good stocking and cropping capabilities. The mixed woodland and stream provide shelter and water to livestock kept on the land and adds to its environmental appeal. The land may also offer potential equestrian, amenity, environmental or biodiversity projects, or other diversification ventures, subject to the necessary consents.



LOT 1

Kington 5.5 miles | Leominster 12 miles | Hereford 15 miles | Hay-on-Wye 16 miles

Lot 1 – 7.22 acres of Pastureland

Comprising a single field parcel currently laid down to pasture but would also suit a diverse range of cropping if required with road frontage onto the council-maintained road. The land is classified as Grade 2 according to the provisional agricultural land classification and has been utilized for grazing livestock in recent years.

Lot 2 - 5.51 acres of Pasture and Woodland

Divided into two adjoining parcels. Access to this lot is provided onto the council-maintained road. The land is classified as Grade 2 according to the provisional agricultural land classification and has been utilized for grazing livestock in recent years. There is an area of mixed woodland with a stream running through, which provides valuable shelter and water for livestock and enhances the environmental appeal. The woodland extends to approximately 1.06 acres and the pasture 4.45 acres.

Access

Both lots have separate road frontage off the council-maintained road.

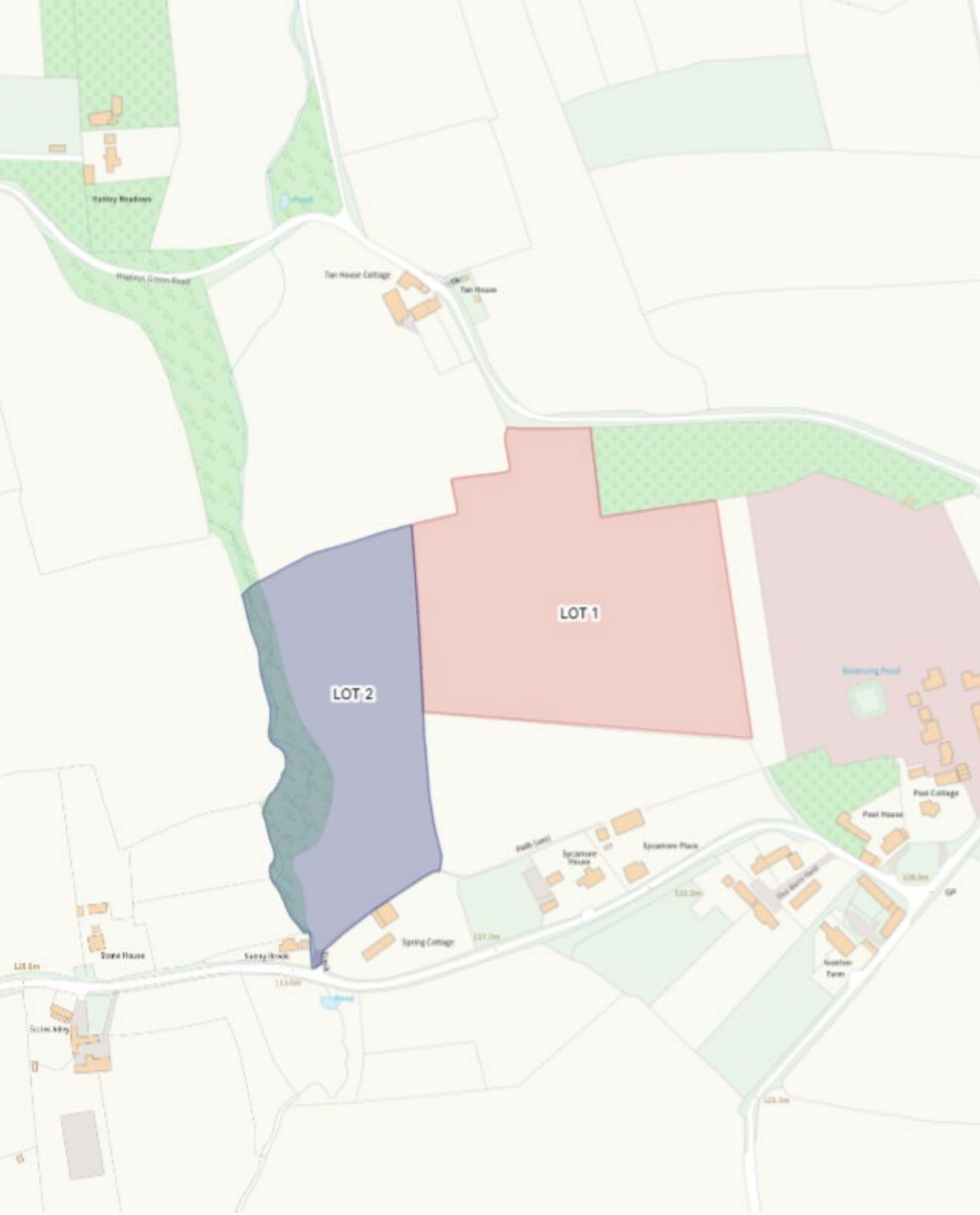
Services

None. We are informed that mains water is available for connection in the council-maintained roads, subject to Welsh Water regulations.

Tenure

The land is sold freehold, with vacant possession upon completion.





General Information

Rural Payment Agency Schemes

The land has been registered with the RPA

The land is not entered into any countryside stewardship schemes.

Overage Clause

The vendor will retain an overage clause over Lot 1 for future residential development. The vendor will retain 35% of the uplift in value of the land for a period of 25 years on the granting of planning permission.

Vendors Reservation

The vendor will retain a right to lay drainage pipes and utilities over the land within Lots 1 and 2 subject to making good any damage caused in perpetuity.

Timber, Sporting & Mineral Rights

All timber, sporting, and mineral rights (where owned) are included in the sale.

Wayleaves, Easements & Rights of Way

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

Boundaries & Fencing

The land is enclosed by post and wire fencing and mature 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.

Nitrate Vulnerable Zone

The land is situated within a Nitrate Vulnerable Zone (NVZ).

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE, Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT,

National Grid Electricity Distribution (West Midlands), Bristol, BS2 0TB

Planning

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

Mode of Sale

The land is being offered for sale as a whole or in two lots by Informal Tender (unless previously sold) Prospective Purchasers should carry out their own enquiries with Herefordshire County Council and other Authorities before making an offer for 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, Sunderlands, Albion House, Bridge Street, Kington, HR5 3DL or Email: g.wall@sunderlands.co.uk by 12 Noon on Friday 7th August 2026 . Envelopes should be marked “Informal Tender for the Land at Woonton” 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.

Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Viewings

Viewings are accepted during reasonable daylight hours, we would ask any prospective purchasers to contact the selling agents prior to viewing.

Health & Safety Notice

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.

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

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.

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.

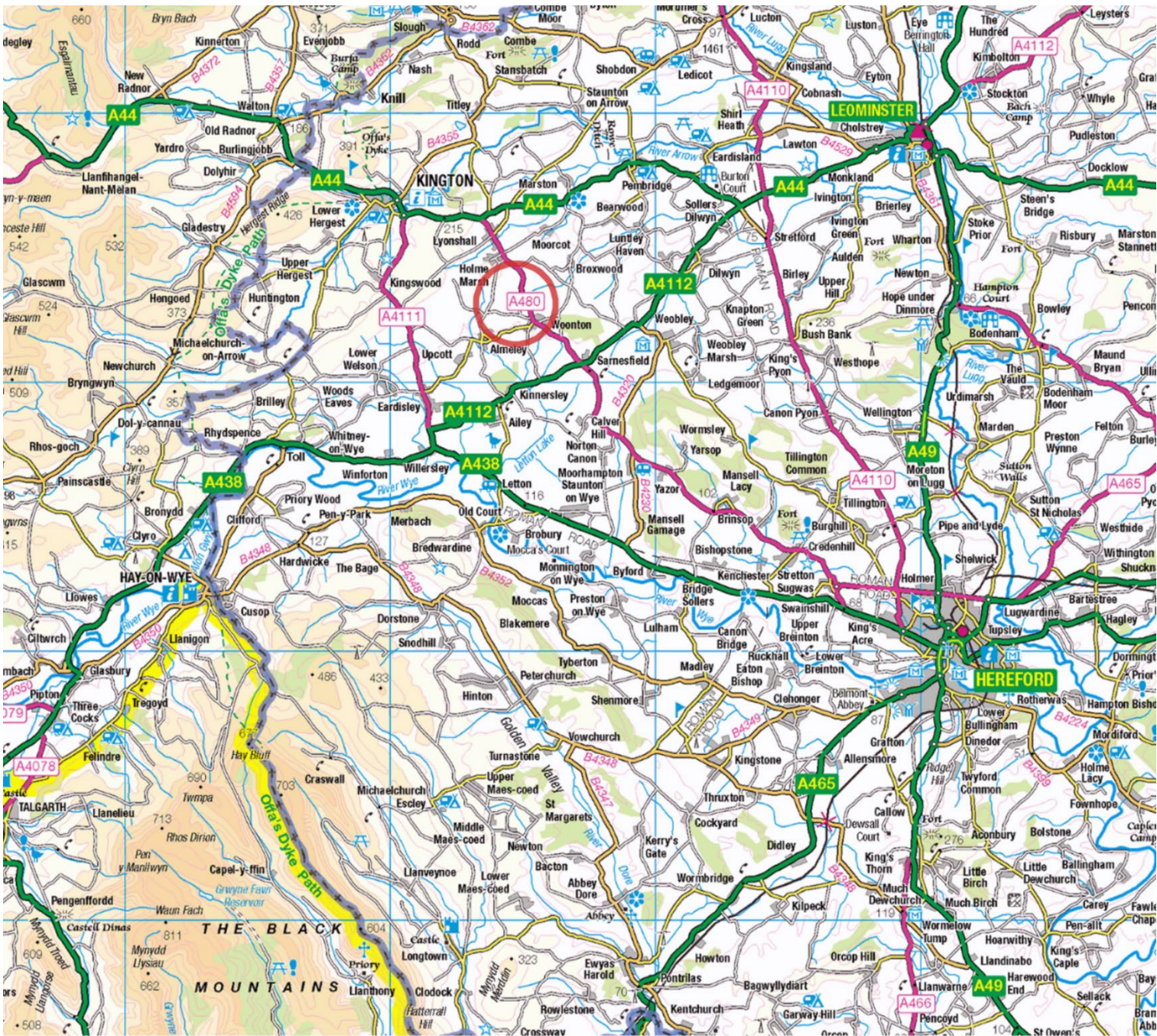
Misrepresentations Act

- (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 Kington, head east on the A44 towards Lyonshall. Turn left on to the A and drive through the village of Lyonshall and continue to the village of Woonton. In the centre of Woonton on the left hand bend turn right towards Ameley and after a short distance turn right again. Continue along this road passing through the village of Woonton and after a short distance on leaving the village the land can be found on the right hand side of the road

The property will be clearly identified by the agent's For Sale board. what3words: [///manual.pelt.dispensed](https://www.what3words.com/#!/manual.pelt.dispensed)



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 St Peters Square,
 Hereford
 HR1 2PQ

Kington Office
 Albion House
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 Kington
 Herefordshire
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 01432 356161 (Option 3)
g.wall@sunderlands.co.uk

www.sunderlands.co.uk



rightmove
 find your happy

Zoopla.co.uk
 Smarter property search



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

