

LAND & BUILDING AT BLAKEMERE

HEREFORD HR2 9JZ



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An excellent opportunity to acquire a single parcel of productive Grade 1 and 2 agricultural land with a building, extending to approximately 7.14 acres (2.89 hectares), situated in the centre of the village of Blakemere, Herefordshire. The property comprises an attractive level pasture field with areas of plantation planting and benefits from direct access from the B4352.

The land and building may also offer potential for equestrian, amenity, environmental, biodiversity net gain, or other diversification uses, subject to the necessary consents.

IN ALL ABOUT 7.14 ACRES (2.89 HECTARES)

**FOR SALE BY INFORMAL TENDER
TENDER DEADLINE MIDDAY ON FRIDAY 30TH OCTOBER 2026**

OFFERS IN THE REGION OF £100,000

Location

The land and building occupy an attractive rural position in the centre of the village of Blakemere, near Hereford. The property benefits from a peaceful countryside setting whilst remaining highly accessible, with the market town of Hay-on-Wye and the City of Hereford both within easy reach. Excellent transport links are provided by the A438 to the north and the A465 to the south.

Description

Extending to approximately 7.14 acres (2.89 hectares), the property comprises a single parcel of productive agricultural land together with a building, situated within the village of Blakemere, near Hereford. The property is contained within well-defined boundaries and benefits from direct road frontage and access onto the B4352.

The land is level and has most recently been utilised for the cultivation of nursery plants. Classified as Grade 1 and Grade 2 agricultural land, it offers the versatility to support a range of cropping, horticultural and livestock enterprises. The soils are generally free-draining and provide good agricultural capability. The land also has several conifer and broadleaf plantations which enhance its amenity value.

Benefiting from its accessible location, level topography and practical layout, the property presents an attractive opportunity for agriculture, equestrian use, environmental schemes or longer-term diversification, subject to the necessary consents being obtained.



Hay-on-Wye 11 miles | Hereford 12.5 miles | Leominster 19 miles | Ross-on-Wye 22 miles | Abergavenny 25 miles

Building

The building comprises a 50.68 sqm mono-pitched, open-fronted barn situated along the south-eastern boundary.

Services

We are informed mains water may be available for connection nearby.

Access

The property benefits from road frontage access off the B4352.

Tenure

The property will be sold with vacant possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is situated within a Nitrate Vulnerable Zone.

The land is not situated within Flood Zone 2 or 3.

The land is not situated within an AONB or Conservation Area.

Wayleave, Easements & Rights of Way

The land is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared or undeclared. There are no public rights of way crossing the property. Further information is available via the Herefordshire Council website and from the selling agent.

RPA, SFI & Stewardship Schemes

The land has been registered with the Rural Payments Agency (RPA). We are informed the land is not entered into any Environmental Land Management Schemes.

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.

Planning Uplift

The land will be sold subject to an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use. The vendors will retain a 20% uplift in value of the land for alternative development on the grant of planning permission for a period of 30 years.

Timber, Sporting & Mineral Rights

All standing timber, mineral rights and sporting rights, if owned, are included in the sale.

Local Authorities & Public Utilities

Welsh Water, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

Herefordshire Council, Plough Lane, Hereford HR4 0LE

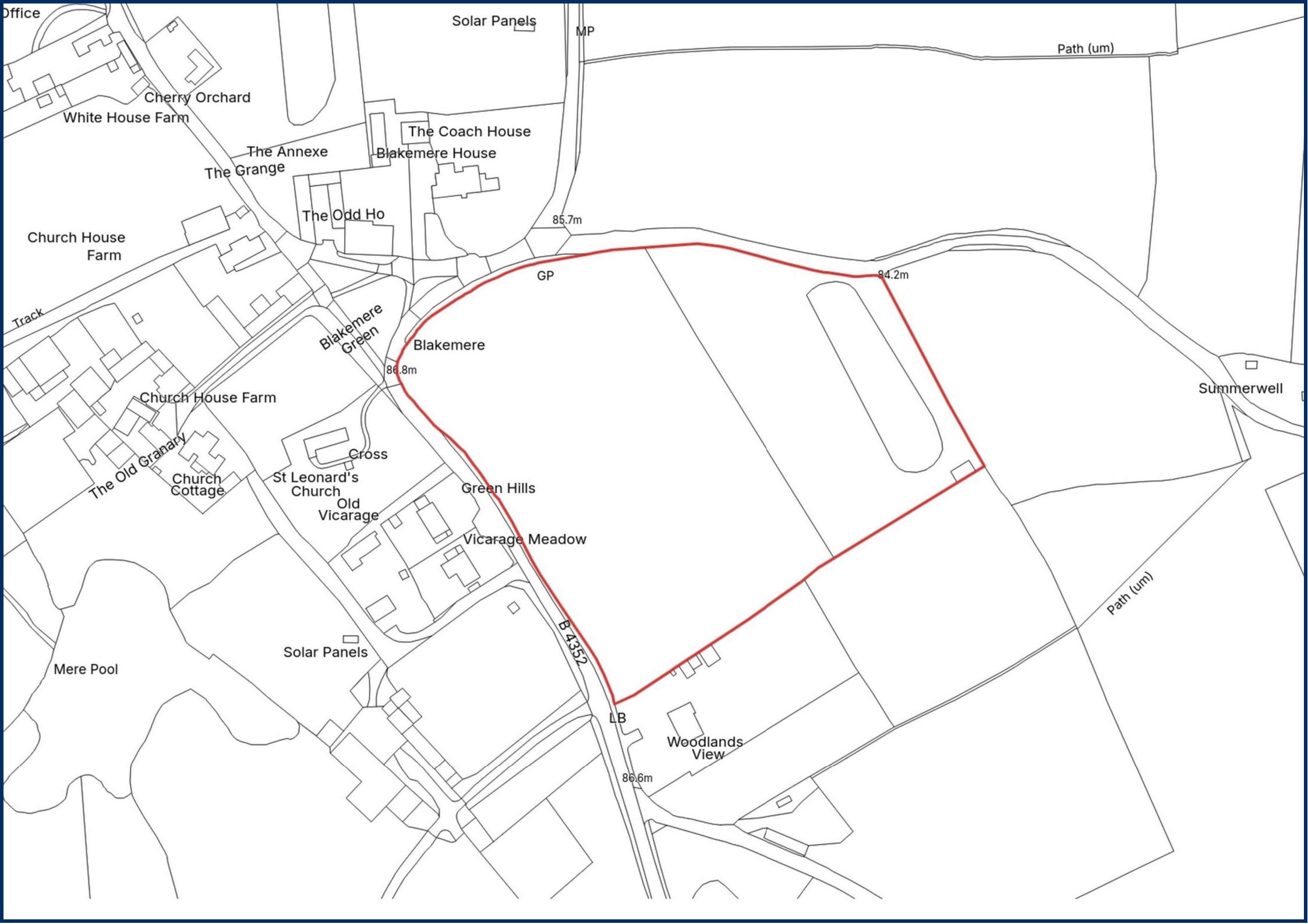
National Grid ED (West Midlands), Bristol, BS2 0TB

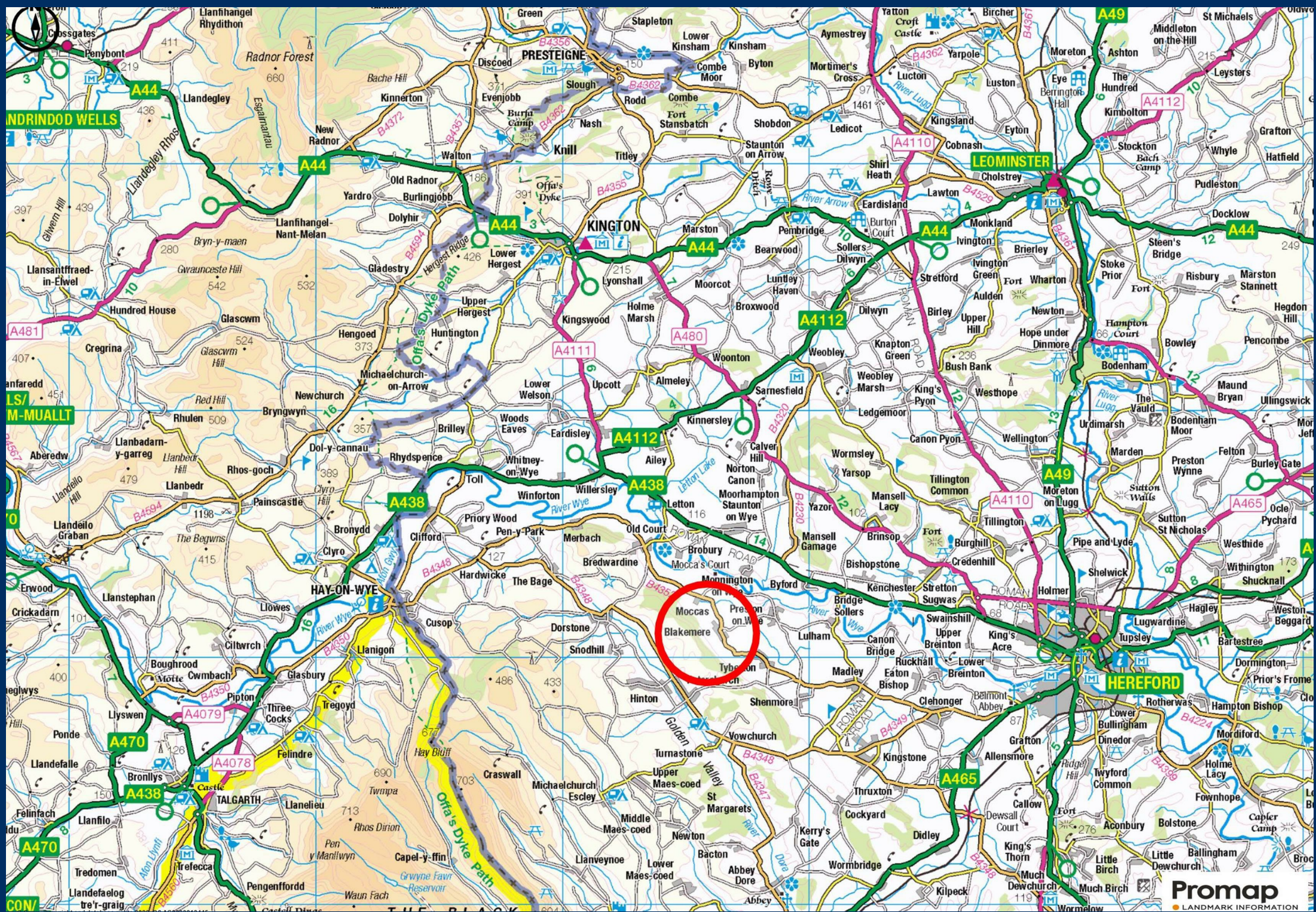


Mode of Sale

The land is being offered for sale as a whole by Informal Tender (unless previously sold). Prospective Purchasers should carry out their own enquiries with Herefordshire 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 30th October 2026. Envelopes should be marked 'Informal Tender for the Land at Blakemere'. 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.

Guide Price

Offers in the region of £100,000.

Viewing

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

Gareth Wall on 01432 356161 (Option 3) or 07974 143336
g.wall@sunderlands.co.uk

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.

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.

Directions

From Hereford, proceed south on the A465 towards Abergavenny. After 2.5 miles turn right onto the B4352 towards Madley. Continue on the B4352 for approximately 8.5 miles passing through Madley, Cublington and Tyberton until you reach the village of Blakemere. The property will be identified by the agents' For Sale board.
What3words ///stiffly.haggis.inversely

Misinterpretation 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 prospective purchasers are recommended to obtain an independent survey report on this property.



Hereford Office

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161 (Option 3)

Kington Office

Albion House, Bridge Street,
Kington HR5 3DL
Tel: 01544 300128

Gareth Wall

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