



Land to the northeast of The Chestnuts, Ullingswick, Hereford HR1
3JQ



Sunderlands
Residential Rural Commercial



Residential Rural Commercial

**Land to the northeast of
The Chestnuts,
Ullingswick
Hereford
Herefordshire
HR1 3JQ**

Summary of Features

- Peaceful rural location with countryside views
- Direct access from council maintained road
- Good stocking and grazing capabilities
- Potential for alternative uses (subject to planning)

**For Sale by Informal
Tender**
**Offers in the region of
£20,000**

Contact Charlotte Watson

Hereford Office

T: 01432 356161

E: c.watson@sunderlands.co.uk

A rare opportunity to acquire a compact yet versatile parcel of agricultural land extending to approximately 0.52 acres, situated close to the sought-after rural village of Ullingswick, nestled within the beautiful Herefordshire countryside.

Location

The land is situated close to the charming village of Ullingswick. The land is set within traditional rolling Herefordshire countryside. The location offers seclusion and accessibility, the property is approached via country lanes just off the A417. With further links to the A465, providing routes to Hereford (11 miles) and Bromyard (7 miles).

Description

The gently sloping pasture land is ideally suited for a range of uses, including grazing, environmental, leisure, and amenity purposes (subject to the necessary consents). The land is accessed directly from a council-maintained road off an existing gateway. The land is enclosed by stock fencing and mature hedgerows along the north, east, and west boundaries, the southern boundary is not fenced. This parcel offers a unique opportunity to own a conveniently located field with potential for amenity, environmental, biodiversity, or diversification uses, subject to the necessary consents.

Access

Access to the land is provided directly off the council maintained road, through an existing gateway.

Services

No mains services are currently connected. We understand the mains water runs in the lane next to the land. Prospective purchasers should make their own enquiries regarding availability.

Basic Payment and Environmental Schemes

No entitlements transfer with the sale of the land.

Sporting, Timber & Mineral Rights

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

Wayleaves, Easements & Rights of Way

We understand the electricity apparatus is held under a wayleave agreement. The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

Restrictions

The land hatched red on the plan included within these particulars is sold subject to restrictions for alternative uses outside of agriculture, horticulture or amenity purposes. Further details can be provided by the selling agent.

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.

Planning Uplift

The land is sold with an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use with a 25% uplift in value of the land for alternative development on the grant of planning permission, for a period of 25 years.

Tenure

The property is available with vacant possession upon completion.

Viewings

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

Mode of Sale

The land is being offered for sale as a whole by Informal Tender. 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 completed and signed by the proposed Purchaser (s) stating the proposed purchase price. These are to be received by Charlotte Watson at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 Noon on Thursday 18th September 2025. Envelopes should be marked "Informal Tender for the Land at Ullingswick" 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.

Money Laundering

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Boundaries & Fencing

The purchaser will be required to erect a stock proof fence along the southern boundary within 1 month of completion. The remaining boundaries are enclosed by post and wire stock 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.

Local Authorities & Public Utilities

Herefordshire County Council, Plough Ln, Hereford HR4 0LE

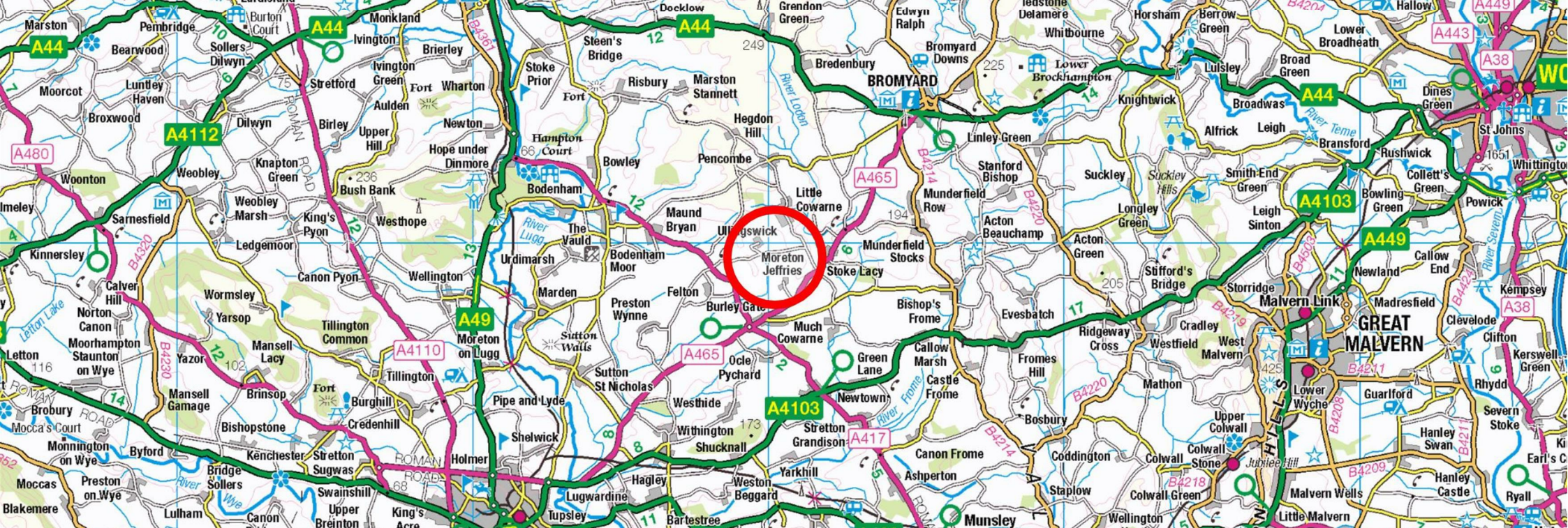
Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT

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

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.





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 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.

Directions

From Hereford city centre, head east on the A465 towards Worcester. At the roundabout take the third exit onto the A4103 towards Worcester, after 0.5 miles take the left turn onto the A465 towards Bromyard. Continue on the A465 for approximately 6 miles, passing through the villages of Eau Withington and Burley Gate. Continue for 2 miles and take the left turn signposted Ullingswick. Continue on this lane for 0.5 miles, at the junction take a left turn signposted Ullingswick. Continue for 1 mile the land will be shown by the agents For Sale board.

What3words: ///skid.scratches.chew



Hereford Office
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

Charlotte Watson
c.watson@sunderlands.co.uk
01432 356161



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.