



Land at Brockmanton, Leominster, Herefordshire, HR6 0QT





**Brockmanton
Leominster
Herefordshire
HR6 0QT**

Summary of features:

- **Lot 1 – Single parcel of arable land totalling about 10.73 acres.**
- **Lot 2 – Two parcels of arable land totalling about 17.5 acres.**
- **Lot 3 – Pastureland totalling about 15.3 acres.**
- Road Access and Frontage
- For Sale by informal tender.
- Tender Deadline: Midday Monday 28th July 2025.

Guide Price

Lot 1 - £135,000

Lot 2 - £225,000

Lot 3 - £140,000

Hereford 15.4 miles | Bromyard 9.2 miles
Leominster 4.6 miles | Tenbury Wells 8 miles

REF: Andrew Edwards 07825 066859

Tara Boulton 01432 356161

Situation:

The land is situated approximately 0.8 miles outside the rural village of Brockmanton, about 4.6 miles from Leominster town and 15.4 miles from the Cathedral city of Hereford.

Both parcels of land are conveniently located in proximity to surrounding road networks including the A44, all offering good roadside access.

Description:

Lots 1 and 2 are in an arable rotation and lot 3 is permanent pasture.

The arable land within lot 1 and lot 2 consists of grade II and III agricultural land with each field having a separate gateway for access from the public road.

The pastureland in lot 3 is entirely grade III agricultural land and is accessed via a gateway from the single carriageway road or via shared access from The Batches Farm driveway. Each field has gateway access internally between fields.



Environmental Schemes:

As far as we are aware the land is not the subject of any Environmental Schemes.

Sporting, Timber and Mineral Rights:

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

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. Lot 3 has a bridleway that continues along The Batches driveway and crosses one parcel of land. Purchasers are to carry out their own research as to any Right.

Planning:

No planning enquiries have been made.

Tenure:

We understand that the property is vacant possession upon completion.

Agents Notes:

The water tanks within all Lots are to be disconnected upon completion of the sale. Mains water is in the main road and purchasers must make their own enquiries.

In lot 3 there is a stream.

Selling Agent:

Sunderlands 1862 LLP, Offa House, St Peters Square, Hereford, HR1 2PQ.

Andrew Edwards & Tara Boulton

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t.boulton@sunderlands.co.uk

07825 066859

01432 356161

Mode of Sale:

The property is for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "**Tender for Land at Brockmanton**" addressed to: **Andrew Edwards, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ.** The Tender Document must be received by **12 noon on Monday 28th July 2025.**

Solicitors:

Stephanie Barton, Lloyds Cooper LLP, 28 Church Street, Leominster, HR6 8JB

Tel: 0158613236

Email: Stephanie@lloydscooper.co.uk

Money Laundering:

As a result of anti-money 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).

Site Plans:

The plans included in the sale particulars are for identification purposes only. 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 proceed on the A49 heading North towards Leominster. At the 2nd roundabout before the turning into Leominster centre take the 3rd exit heading onto the A44 Worcester Road. Following the A44 take the 3rd left hand turning onto a long straight single-track road and Lot 1 and Lot 2 will be on your left-hand side. Take the first left hand turn and follow until Lot 3 is on your lefthand side.

Viewings:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking. **Please do not drive on the land.**

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.

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.

Boundaries:

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Local Authorities & Public Utilities:

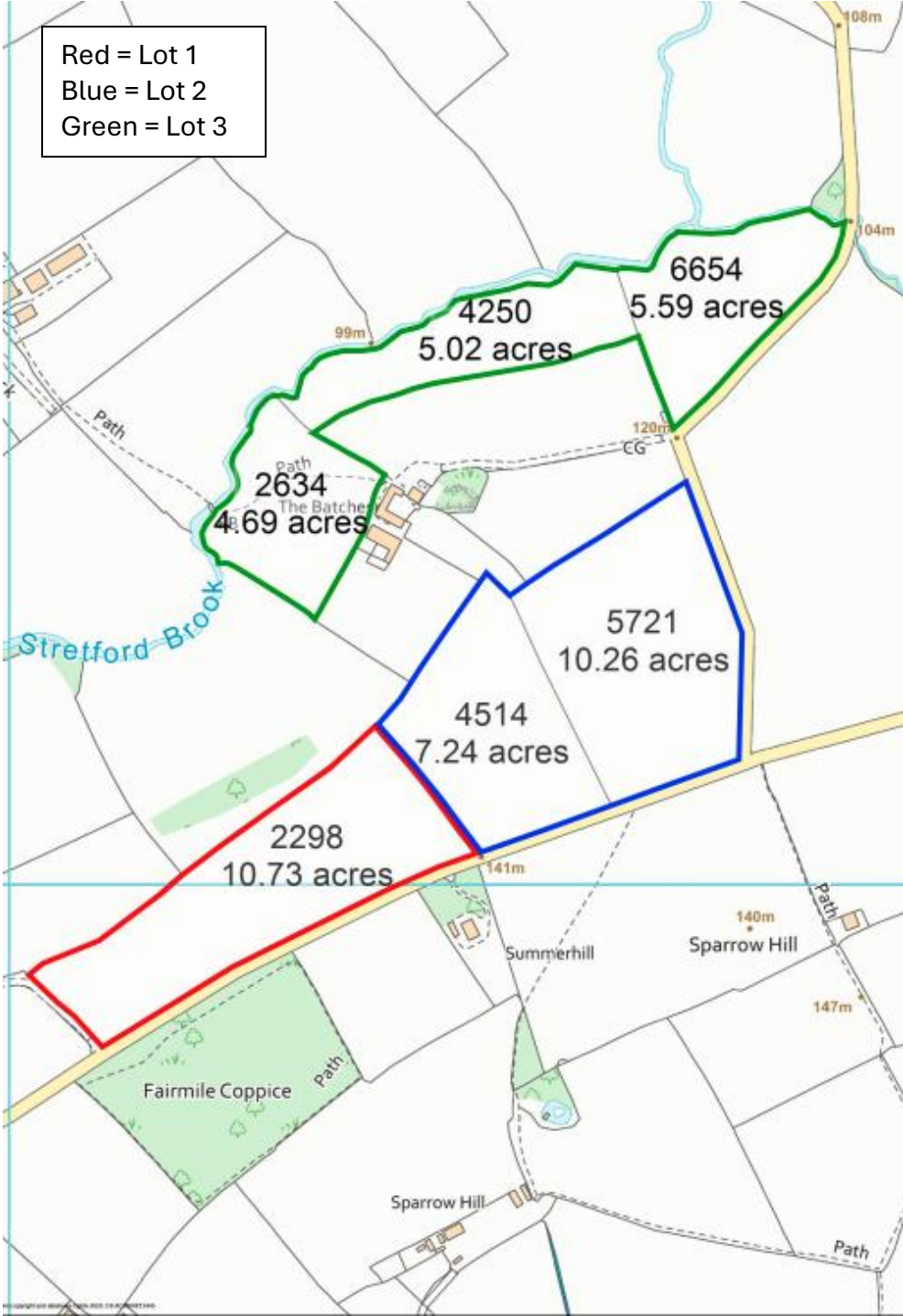
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH



RPA Field Number	Est. Field Area (Acres)	Lotting	2024/25	2023/24	2022/23
2298 (Long Sward)	10.73	Lot 1	Winter Oats	Winter Barley	Winter Barley
4514 (Middle Field)	7.24	Lot 2	Winter Wheat	Winter Oats	Winter Wheat
5721 (Corner Field)	10.26	Lot 2	Winter Wheat	Winter Oats	Winter Wheat
2634	4.69	Lot 3	Grass	Grass	Grass
4250	5.02	Lot 3	Grass	Grass	Grass
6654	5.59	Lot 3	Grass	Grass	Grass
Total Acres	43.53				





Sunderlands

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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.