

Land opposite Springfield

Winnal, Hereford, HR2 9BS



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A fantastic opportunity to acquire an attractive paddock extending to approximately 3.39 acres

Perfectly suited for livestock grazing or as an equestrian or amenity site.

Good roadside access, located within the popular parish of Winnal

FOR SALE BY INFORMAL TENDER

OFFERS TO BE RECEIVED BY 12 NOON ON FRIDAY 29TH MAY

GUIDE PRICE - £60,000

Description

The land opposite Springfield presents a purchaser with the perfect opportunity to acquire approximately 3.39 acres of pasture land well suited to grazing or amenity uses. The land benefits from good access off Winnal Lane, with a hard core access gateway.

The land is bordered by well maintained, mature hedgerows with a wet ditch to part. The land is level throughout and the diverse grass sward has been well maintained. The land is suited to a variety of different uses including equestrian, amenity or conservation affording the potential purchaser a wealth of opportunity, subject to any necessary consents.

Location

The land is located within the parish of Winnall in south west Herefordshire. The land is located off a quiet lane which directly links to the A465 providing excellent access to the city of Hereford which is located 7 miles north east of the land. The surrounding area is quiet and undeveloped occupying attractive countryside views.



Services

We understand that there is a water mains pipe which runs along the southern boundary of the land, adjacent to the lane, providing water to the residential property, Springfield. We are not aware of any troughs or pipes providing mains water to the field, however the opportunity to connect a supply from nearby mains may exist and prospective purchasers must make their own enquiries.

Tenure

Freehold with vacant possession upon completion.

Overage Clause

An overage of 25% for 25 years from completion of a sale will be payable on the earlier of implementation of any residential use or development of the land or disposal of the same with granted residential use or development. The overage will not be triggered by agricultural or equine use.

Access

The property is accessed from a gateway opposite the property Springfield house onto an unnamed lane. The gateway into the field has a hardcore surface providing good access for livestock or machinery.

Boundaries

The boundary consists of mature hedgerow which has been well maintained. There is a wet ditch along the northern boundary.

Basic Payment Schemes and Stewardship Schemes

The land is not currently within any environmental schemes, but the opportunity exists.

Nitrate Vulnerable Zone

The land is located within a Nitrate Vulnerable Zone.



Timber, Sporting and Mineral Rights

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

Wayleaves and Easements

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.

Public Rights of Way

We understand the land is not subject to any Public Rights of Way.

Local Authorities and Public Utilities

Herefordshire County Council - Plough Lane, Hereford, HR4 0LE

National Grid Electricity Distribution PLC - Avonbank, Feeder Road, Bristol, BS2 0TB
Welsh Water, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Agents Note

Any plans used in the preparation of these details may have been reduced in scale. Any interested parties should check the title plan and satisfy themselves by their enquiries before proceeding to purchase.

Health and 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 the person viewing, and neither the selling agent nor the owner of the property takes responsibility for any injury, however caused.

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 any 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 Andrew Edwards or Kathy Gunter at Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by 12 noon on Friday 29th of May 2026. Envelopes should be marked 'Informal Tender- Land opposite Springfield, Winnal' ref: Andrew Edwards and Kathy Gunter and be substantially sealed.

The vendors reserve the right to not accept the highest, or any offer, if they so wish. The Vendors reserve the right to accept any offer prior to the Informal Tender date.

Solicitors

David Champion
Humfrys and Symonds
St Johns Chambers, 1 St John St, Hereford HR1 2ND
01432 276276



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.

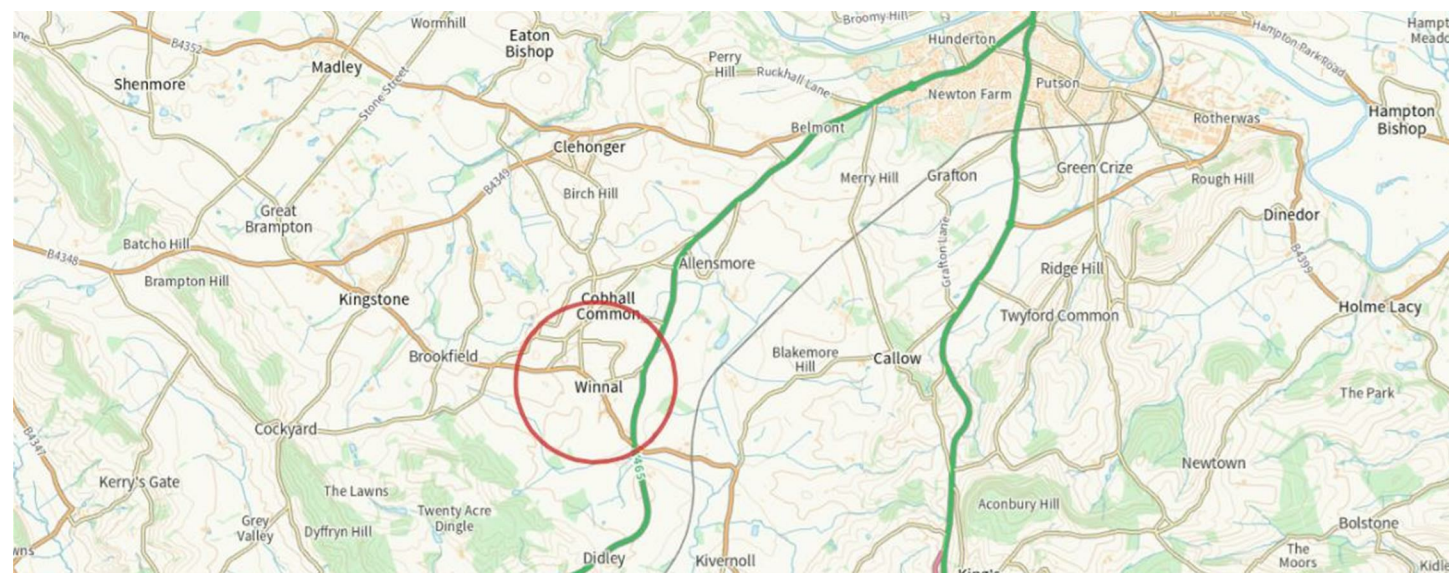
Viewing

Prospective Purchasers can view the land during reasonable times and during daylight hours. We request that anyone wanting to view the land contacts the selling agents in advance. All viewing of the land is entirely at the prospective purchasers own risk and the Vendors or Agents accept no responsibility whatsoever for any loss or injury incurred on the land, no matter how caused. Please take due care when viewing.

Directions

From the City of Hereford, proceed south on the A49 over the River before bearing right at the roundabout onto Belmont Road. Proceed on Belmont Road for approximately 1 mile before taking the second exit at the roundabout, proceeding onto the A465. Continue on the A465 for 3.5 miles before turning right towards Winnal. Proceed along the lane for 0.3 miles before turning right. The land will immediately be on you left, with the access gate being opposite the driveway of Springfield House.

What3Words: ///wished.gulped.outs



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.



Hereford Office

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Ref: Andrew Edwards MRICS and Kathy Gunter

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