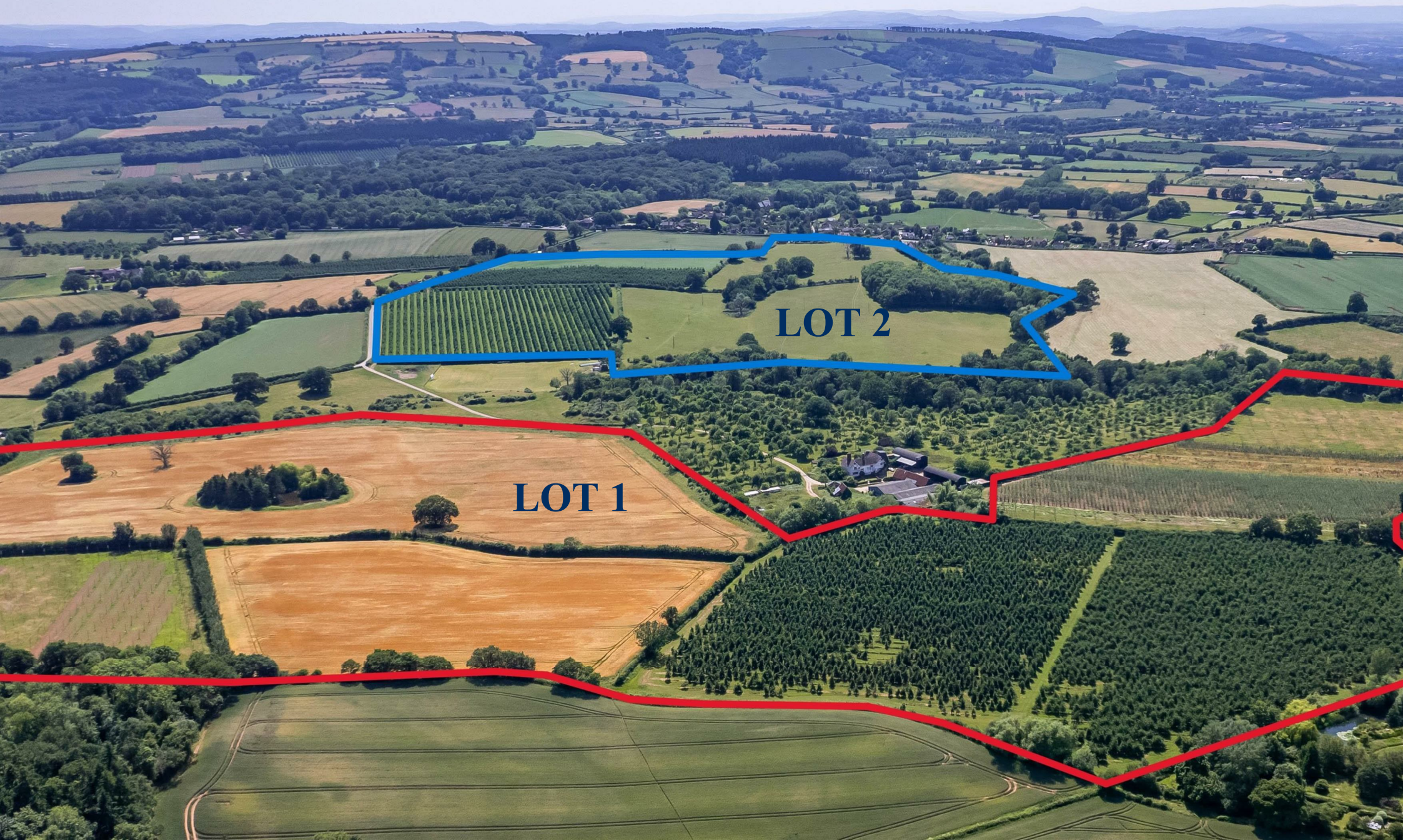


LAND AT ASHPERTON

ASHPERTON, LEDBURY



LOT 2

LOT 1

LAND AT ASHPERTON

ASHPERTON, LEDBURY, HEREFORDSHIRE, HR8 2SB

AVAILABLE AS A WHOLE OR IN 2 LOTS

LOT 1

In total around 78.69 acres (31.84 ha) | Around 36.64 acres of Arable land | Around 21.8 acres fallow Hop Yards | Around 17.14 acres Cider Orchard | Around 3.11 acres Woodland

LOT 1 TENDER GUIDE: £1,225,000

LOT 2

In total around 62.56 acres (25.32 ha) | 32.31 acres Grassland | 16.12 acres Cider Orchards | 5.01 acres Arable | 9.12 acres Woodland and Canal | Road frontage onto Haywood Lane

LOT 2 TENDER GUIDE: £750,000

LAND GENERAL

Predominantly Grade II & Grade III land | Good sized fields for modern farming

IN ALL ABOUT 141.25 ACRES (57.16 HECTARES)

FOR SALE BY INFORMAL TENDER

TENDER DEADLINE 12 NOON ON THURSDAY 24TH SEPTEMBER 2026

WHOLE TENDER GUIDE PRICE: £1,975,000

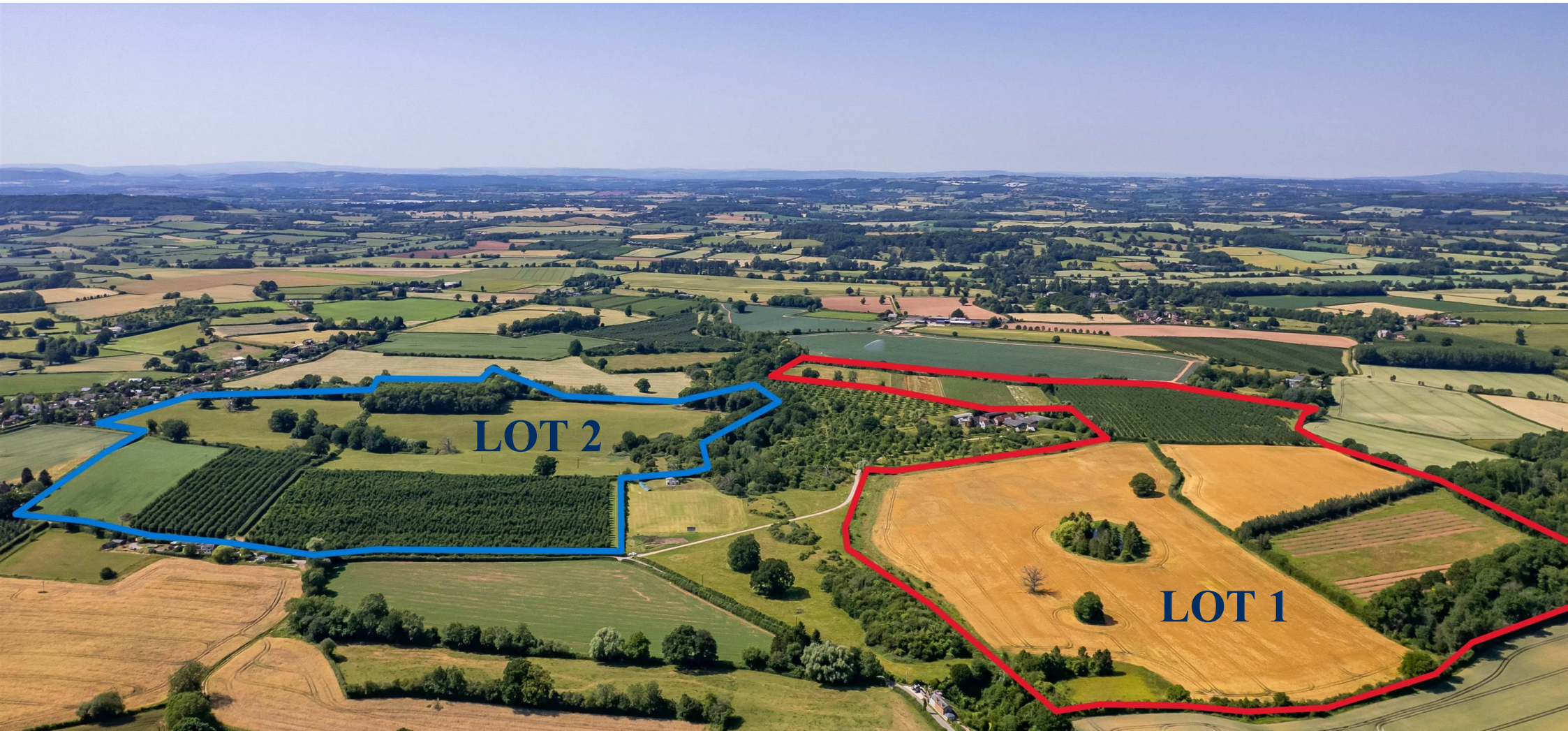


Location

The land at Ashperton is situated on the edge of the attractive rural village of Ashperton. Lot 1 is accessed via a private driveway from Haywood Lane, whilst Lot 2 benefits from direct frontage and access onto Haywood Lane, together with access through the village itself. The land lies within a well-regarded agricultural area and enjoys a convenient location, approximately 6 miles from Ledbury, 10 miles from Bromyard and 12 miles from Hereford.

Description

The land extends in total to 141.25 acres (57.16 hectares), comprising approximately 21.8 acres of hop yards, 33.2 acres of cider bush orchards, 41.65 acres of arable land, 36.64 acres of permanent grassland and 12.32 acres of mixed woodland and canal. The land is classified predominantly as Grade 2, with some areas of Grade 3. The land has not grown potatoes or maize for over 10 years.



Ledbury 6 miles | Bromyard 10 miles | Hereford 12 miles | Ross-on-Wye 14 miles | Worcester 18 miles

Lot 1

Lot 1 extends in total to around 78.69 acres (31.84 ha) of which there is around 36.64 acres of arable, 21.80 acres of fallow Hop Yard, 17.14 acres of Cider Bush Orchards and 3.11 acres of woodland.

The arable land has been farmed in a traditional combinable crop arable rotation. We understand that potatoes and maize have not been grown on the holding for over ten years. The western hop yard, extending to 6.31 acres, is currently utilised by the shoot for a game cover crop.

The majority of the main hop yard lies fallow, offering a purchaser a valuable opportunity to introduce their own preferred varieties, making full use of the existing pole and wire infrastructure, or alternatively to return the land to arable production. A small section of larger yard remains under hops; however, this is a proprietary variety and will be destroyed prior to completion.

The cider bush orchards are long-established and have been under contract to Heineken, with the principal varieties including Dabinett and Harry Master's. The orchards are currently subject to a contract running until 2029. However, the purchaser will not be obliged to continue with this arrangement and may terminate it if preferred.





Lot 2

Lot 2 extends in total to around 62.46 acres (25.28 ha) of which there is around 32.31 acres of grassland, 16.12 acres of Cider Bush Orchards, 5.01 acres of arable and around 9.01 acres of woodland and canal.

The land is classified predominantly as Grade 2, with some areas of Grade 3. The majority of the cider bush orchards are long-established and have been under contract to Heineken, with the principal varieties including Yarlington Mill, Dabinett, Harry Masters and Michelin. The orchards, excluding Yarlington Mill, are under contract until 2028. However, the purchaser will not be obliged to continue with this arrangement and may terminate it if preferred.

The grassland benefits from water troughs, appears stock-proof, and has been used for grazing both cattle and sheep.

The land benefits from direct access off Haywood Lane, the centre of Ashperton and also via a right of way over the existing main farm drive to enter the adjoining Orchards.

Land General

We understand all of the land lies within a Nitrate Vulnerable Zone.



Services

There are no services currently connected to Lot 1. Lot 2 is currently connected to the farmhouse mains water supply, the purchaser of Lot 2 will be required to apply for their own mains water supply and disconnect the existing water supply within 12 months of completion. The Vendor reserves the right to install a sub-meter and charge for water useage during this period.

Tenure

We understand that the apple orchards are farmed in-hand, with the Vendor reserving holdover to harvest the apple trees until 31st January 2027. The arable land, pasture land and hop yards are let on short-term annual licences expiring Autumn 2026. The shooting syndicate holds a shooting licence running until 31 January 2027. The Hop grower has holdover over the Hop Yard and single modern building until 31st January 2027.

Further information on all of the above is available from the selling agent.

Tender Guide Prices

Lot 1: £1,225,000

Lot 2: £750,000

Whole: £1,975,000

Sporting, Timber and Mineral Rights

We understand these are included so far as they are owned. The Shooting is let to a syndicate on licence until 31st January 2027 for the woodland blocks and the former Hop Yard adjacent to Hansnett Wood has been planted with a maize cover crop. We understand the syndicate has operated over the land for the last few years.

Growing Crops & Establishment of the Autumn Crop

The current growing arable crops are owned by the Licensees.

Subject to agreement, the Vendor may either permit early access for the Purchaser to establish an autumn crop at the Purchaser's own cost and risk, or alternatively instruct a contractor to undertake the autumn planting. In the latter scenario, the Purchaser will be required to purchase the crop at CAAV standard contracting charges, together with the cost of seeds, fertilisers and sprays incurred up to the date of completion.

Overage

The two red hatched fields in Lot 2 will be sold subject to an overage clause in favour of the vendor for future alternative development outside of agricultural. The Vendor will retain a 35% uplift in value of the land for a period of 35 years from the date of completion.

Method of Sale

The land is for sale by Informal Tender as a whole or in 2 Lots.

Prospective Purchasers should carry out their own enquiries with Herefordshire County Council and any other Authorities before making an offer for the land.

The Informal Tender documents should be signed by the proposed Purchaser(s) stating the proposed purchase price. These are to be received by Katie Bufton or Peter Kirby at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 noon on Thursday 24th September 2026. Envelopes should be marked 'Informal Tender - Land at Ashperton' ref: Katie Bufton and Peter Kirby' and be suitably sealed or via email if previously agreed.

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

Restrictive Covenant

Lot 1 will be sold subject to a Restrictive Covenant limiting its use to agricultural purposes only, expressly prohibiting pig and poultry enterprises and preventing the erection of any new buildings or structures, including (but not limited to) polytunnels, solar installations and wind turbines. Purchasers will be permitted to enter up to 25% of the land into environmental land-based schemes.

Prospective purchasers who wish to retain the ability to erect agricultural buildings in the future are invited to outline the proposed use and preferred location within their tender submission. Any such proposals will be considered by the Vendor on a case-by-case basis.

Buy Back Provision

Lot 1 will be subject to a buy-back provision enabling reacquisition of the land for the fulfilment of any planning matters, development buffer, planning conditions and any necessary consents relating to the retained property or any connected property. The buy-back price will be calculated at a 50% premium above Market Value reflecting the restrictive covenant and will remain in place for 25 years from completion.

Boundaries

The boundary between the Lots and the retained land will follow the centre line of the canal. The T-markers shown on the site plan indicate the proposed maintenance responsibilities. The Vendor will be responsible for the new boundary marked between A-B on the plan.

Access

The purchaser of Lot 1 will be required to install a culvert and create a new right of access into field 2010 along the coloured blue on the plan. The purchaser will be permitted to use the existing access track coloured black for a period of twelve months after completion whilst the new access is created. We understand Lot 1 also benefits from a right of access along the route coloured yellow which leads to Canon Frome. The Vendor also reserves a right to use this route.

Lot 2 benefits from roadside access to the orchards off Haywood Lane and via the existing main farm entrance into the orchard as shown by the yellow line. The grassland can also be accessed via a gateway near the village to the south west into parcel 5485.

Wayleaves, Rights of Way and Easements

The property will be sold subject to any wayleaves, easements, public or private rights of way and covenants and all outgoings whether mentioned in these sale particulars or not.

We understand there are public footpaths crossing the farm, further information available from the selling agents. We understand the Vendors have been historically served footpath deposition orders for possible byway claims. These routes are pending and further information is available from the selling agents.

Lot 1 and Lot 2 will be sold subject to, and with the benefit of, all existing rights of drainage and services, together with the rights to install future drainage and services to benefit the retained property.

Local Authority

Herefordshire Council, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Mid Glamorgan, CF46 6LY.

National Grid, Vincent Carey Rd, Hereford, HR2 6LB.

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.

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 a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ. Photographs taken June 2026.

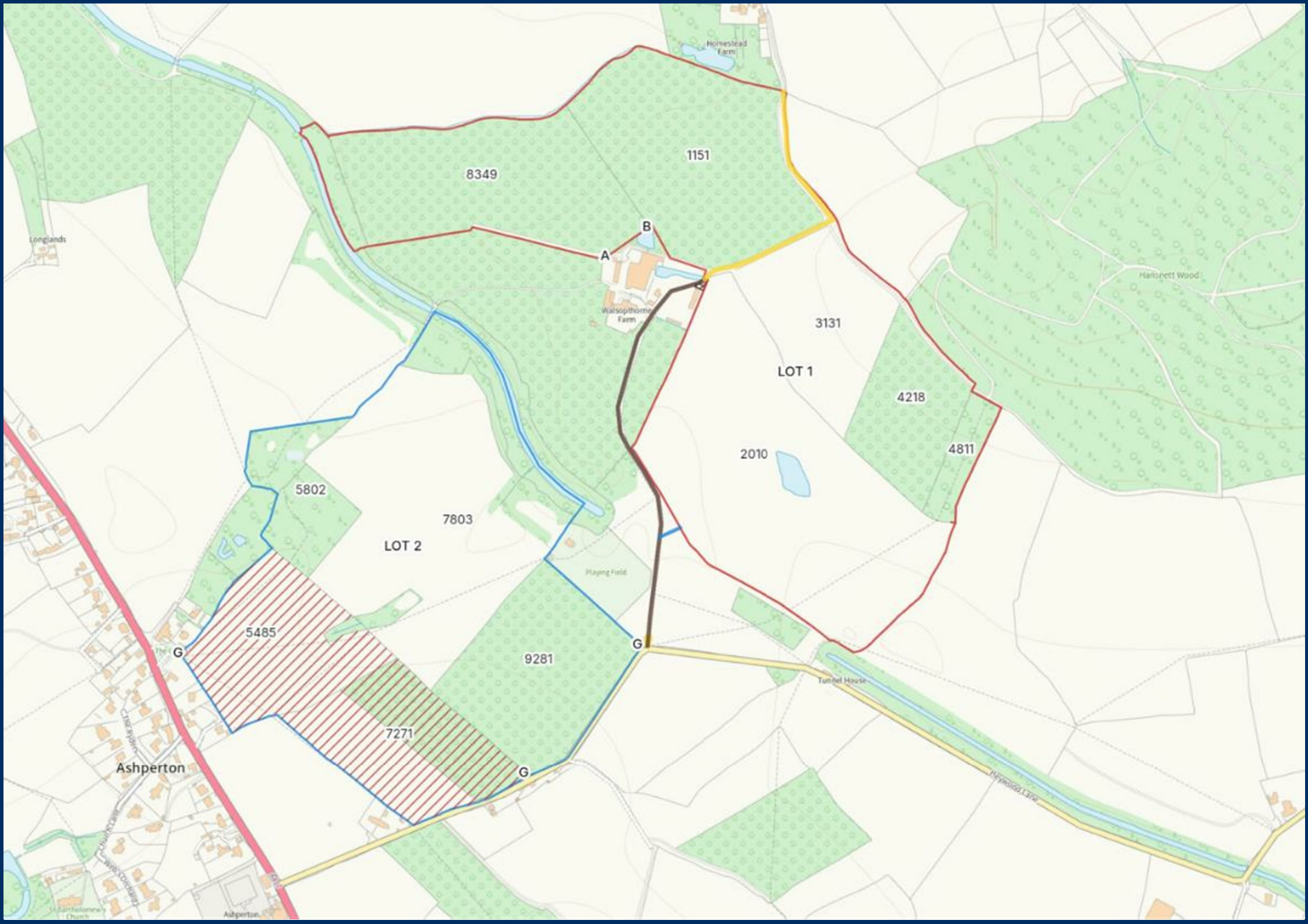
Plans, Areas, and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Inconsistency

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.







Misrepresentation

(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 electrical, drainage, water and heating installations 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.

Viewings

Strictly by appointment only through the selling agents:

Katie Bufton
07741 664053
k.bufton@sunderlands.co.uk

Peter Kirby
07967 817274
p.kirby@sunderlands.co.uk

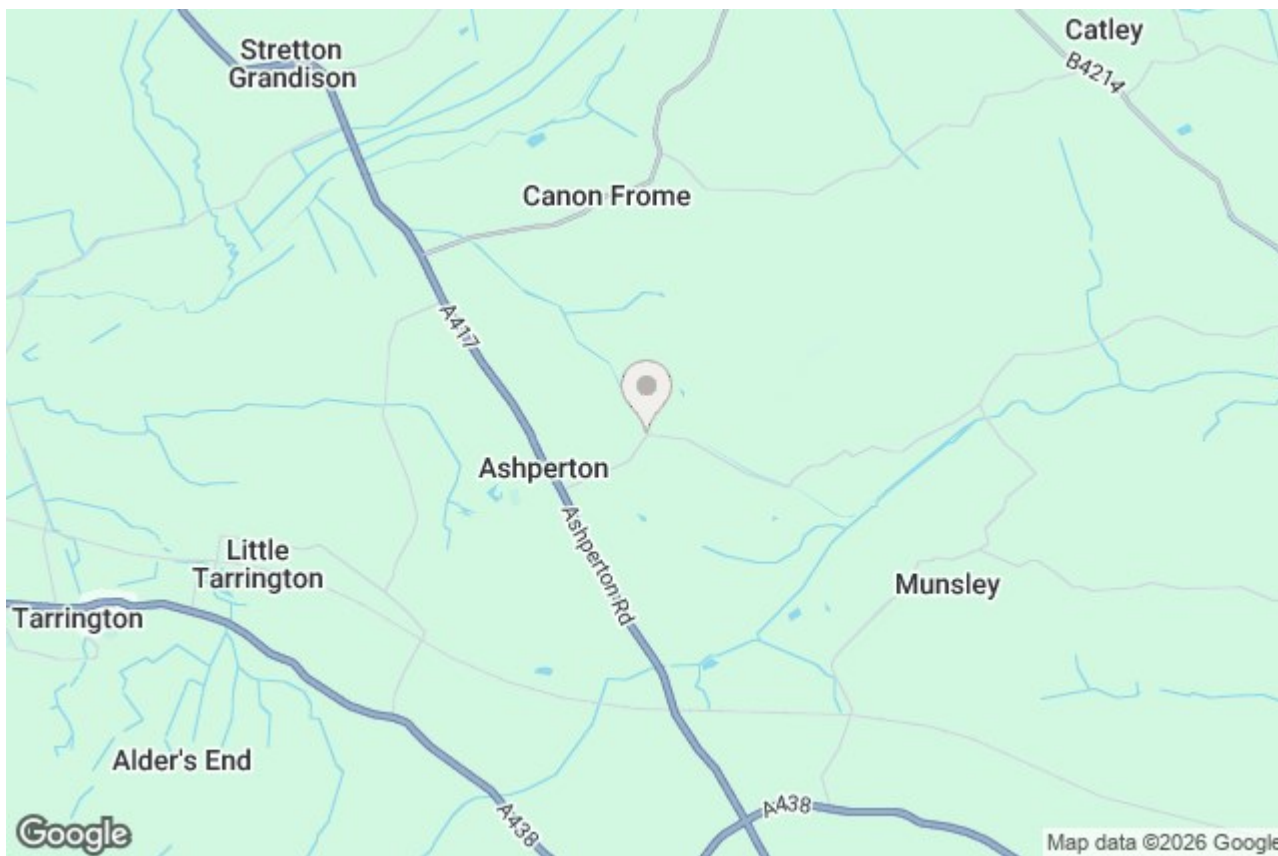
Directions

From Hereford, proceed east on the A438 towards Ledbury, continuing for approximately 10 miles and passing through Tarrington. At the Trumpet junction, turn left towards Ashperton. Follow this lane into the village and take the right-hand turning just after the primary school, signposted Bosbury. Continue along this road for 0.4 miles, Lot 2 is found on the left hand side and Lot 2 is located near the farm drive will be found on the left-hand side as per the sale board.

What3words

Lot 1: ///validated.tables.exist

Lot 2: ///adhesive.frame.headsets



Hereford Office

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

Agents:

Katie Bufton

Mob: 07741 664053

Email: k.bufton@sunderlands.co.uk

Peter Kirby

Mob: 07967 817274

Email: p.kirby@sunderlands.co.uk

www.sunderlands.co.uk



Sunderlands Rural

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.