

Land at Stretton Cross

Stretton Sugwas, Herefordshire, HR4 7AR



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A fantastic opportunity to acquire 0.52 acres of versatile land in the sought-after village of Stretton Sugwas.

Direct access from a council-maintained road, with the land enclosed by stock fencing and mature hedgerows.

With potential for variety of uses subject to necessary consents.

FOR SALE BY INFORMAL TENDER

**OFFERS TO BE RECEIVED BY 12 NOON
ON THURSDAY 26TH NOVEMBER 2026**

GUIDE PRICE: £70,000



Description

A rare opportunity to acquire a compact yet versatile parcel of land extending to approximately 0.52 acres, situated within the sought-after rural village of Stretton Sugwas, nestled within the beautiful Herefordshire countryside. The land is accessed directly from a council-maintained road. The land is enclosed by stock fencing and mature hedgerows. This parcel offers a unique opportunity to own a conveniently located parcel of land with potential for a range of uses subject to any necessary consents.

Location

The land occupies a convenient edge-of-village position within the popular parish of Stretton Sugwas, approximately 3 miles west of Hereford. The property enjoys excellent access to the A438, providing direct links to Hereford and the wider road network. The land is readily accessible to local amenities, services and transport connections. The nearby city of Hereford offers a comprehensive range of shopping, educational and recreational facilities.



Hereford 4 miles | Credenhill 2 miles | Weobley 8 miles | Leominster 14 miles | Hay-on-Wye 19 miles | Worcester 29 miles

Services

No mains services are currently connected. We understand that mains water and mains electricity may be available in the local vicinity, prospective purchasers should make their own enquiries regarding the availability to connect.

Tenure

Freehold with vacant possession upon completion.

Overage Clause

The land is sold subject to an overage provision reserving to the vendor 20% of any uplift in value arising from residential or commercial development for a period of 50 years from completion. The overage will be triggered on the earlier of (i) implementation of any residential or commercial development or use, or (ii) disposal of the land with the benefit of a planning permission for residential or commercial development or use. Agricultural and equine uses will not trigger the overage. The overage is non negotiable.



Boundaries

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.

Nitrate Vulnerable Zone

The land is situated 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.



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 successful purchaser will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small 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 Notes

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 Tara Boulton at Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by 12 noon on Thursday 26th November 2026. Envelopes should be marked 'Informal Tender- Land at Stretton Sugwas' ref: Tara Boulton and Andrew Edwards 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.

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 Hereford, proceed west on the A438 Brecon Road towards Brecon. Continue through Whitecross and along the A438 for approximately 3 miles. Upon entering Stretton Sugwas, turn right onto Roman Way, where the land will be found after a short distance on the right-hand side, as indicated by the agent's For Sale board.

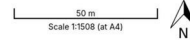
What3Words: ///renting.booklets.snacks

VAT

The land is elected for VAT and therefore VAT will be payable on the purchase price at the prevailing rate, in addition to the agreed sale price.



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Hereford Office

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Sunderlands Rural

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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.