

LAND AT LAWTON CROSS, KINGSLAND, LEOMINSTER, HEREFORDSHIRE HR6 9AT



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An excellent opportunity to acquire a level arable field with a diverse range of cropping capabilities

16.97 ACRES OF ARABLE LAND

Single block of arable land | Road frontage access | Diverse cropping opportunities

IN ALL ABOUT 16.97 ACRES (6.87 HECTARES)

OFFERS IN EXCESS OF £250,000

FOR SALE BY INFORMAL TENDER (UNLESS PREVIOUSLY SOLD)

TENDER CLOSES MIDDAY ON FRIDAY 22nd MAY 2026

Location

The land is located a short distance away from the Village of Kingsland in North Herefordshire. The land lies approximately 1.5 miles south of Kingsland, 4 miles west of Leominster. The cathedral city of Hereford is situated about 14 miles to the south.

Description

The land offers an excellent opportunity to acquire approximately 16.97 acres of Grade 2 & 3 arable land. The land is level with well-defined boundaries and direct access from council-maintained road. The land would have good cropping and stocking capabilities. The land may also offer potential equestrian, amenity, environmental/biodiversity projects, or other diversification ventures, subject to the necessary consents. The land lies approximately 80 meters above sea level and has been in an arable rotation in recent years.



KINGSLAND 1.5 MILES | LEOMINSTER 4 MILES | LUDLOW 15 MILES | HEREFORD 14 MILES

Access

The land has good road frontage off the A4110 council-maintained road via double galvanised gates.

Services

We are informed that mains water is available nearby for connection.

Tenure

The land is sold freehold, with vacant possession upon completion.

Rural Payment Agency Schemes

The land has been registered with the RPA

The land is not entered into any countryside stewardship schemes.

Timber, Sporting & Mineral Rights

All timber, sporting, and mineral rights (where owned) are included in the sale.

Wayleaves, Easements & Rights of Way

The land will be sold subject to any wayleaves, public or private rights of way, easement and covenant and all outgoing whether mentioned in these particulars or not.

Boundaries & Fencing

The land is enclosed by post and wire 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.

Nitrate Vulnerable Zone

The land is situated within a Nitrate Vulnerable Zone (NVZ).

Flood Risk

Part of the land is situated within Flood Zone 2 & 3.

Growing Crops

The growing crops belong to the occupier of the land and they have the right to harvest these growing crops.

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE

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

National Grid Electricity Distribution (West Midlands), Bristol, BS2 0TB

Mode of Sale

The land is being offered for sale as a whole or in two lots by Informal Tender (unless previously sold) 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 signed by the proposed Purchaser (s) stating the proposed purchase price. These are to be received by Gareth Wall, Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ or Email: g.wall@sunderlands.co.uk by 12 Noon on Friday 22nd May 2026. Envelopes should be marked "Informal Tender for the Land at Lawton Cross" 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. Exchange of contracts is expected by 1st July 2026 and completion as soon as possible thereafter.

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. The vendors will retain a 25% uplift in value of the land for alternative development on the grant of planning permission for a period of 25 years.

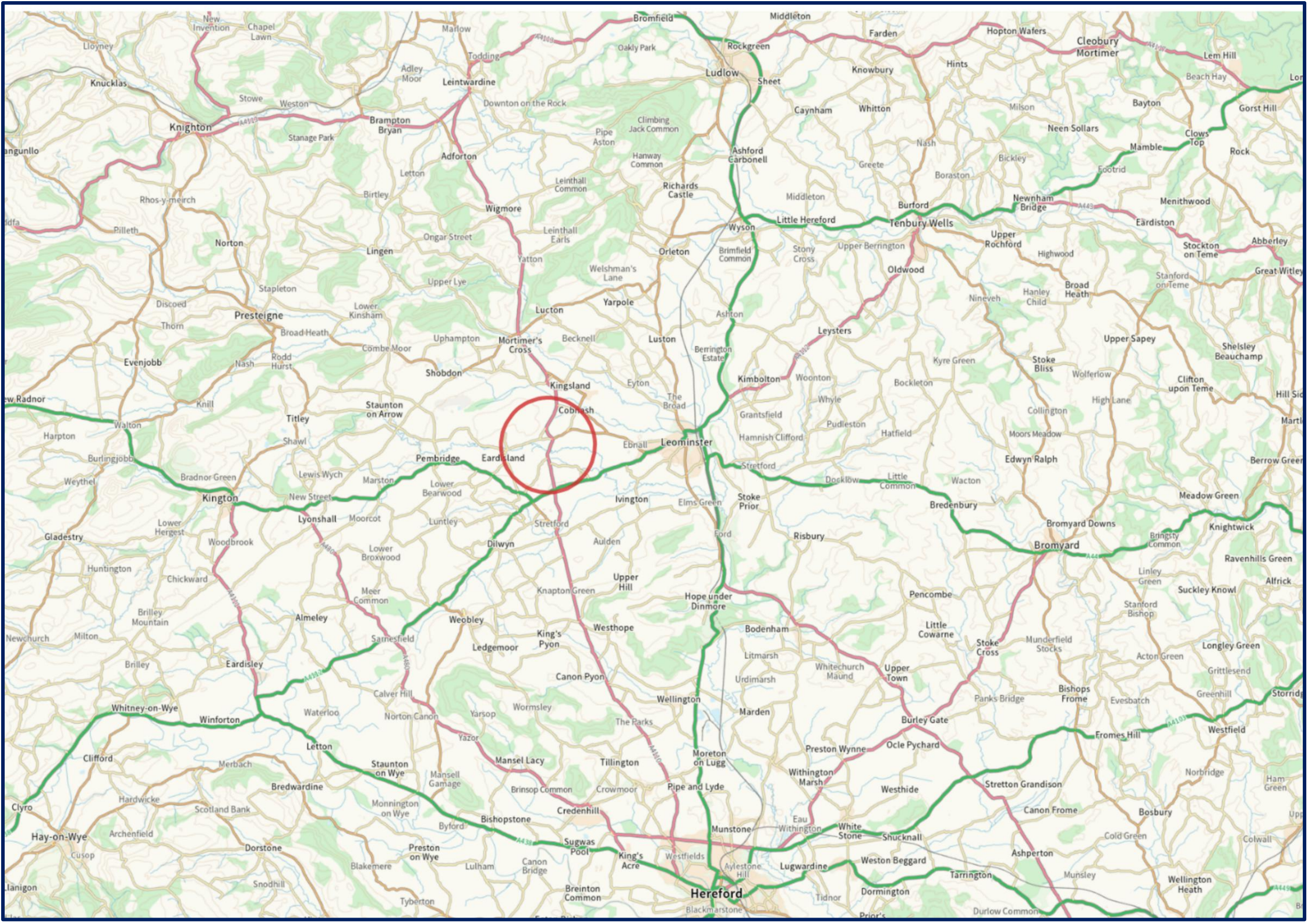
Planning

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.

Fencing obligations

The Vendors will erect a stock proof fence between points A and B on the attached map within 4 weeks of completion of the sale and maintain in a good condition in perpetuity.





Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Viewings

Viewings are accepted during reasonable daylight hours, we would ask any prospective purchasers to contact the selling agents prior to viewing.

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.

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.

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 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 Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

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.

Misrepresentations Act

(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 services 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 perspective purchasers are recommended to obtain an independent survey report on this property.

Directions

From Leominster, head west along the B4529 towards Kingsland and Eardisland after approximately 4 miles at Lawton Cross Roads the land can be found on the left hand side of this road. The property will be clearly identified by the agent's For Sale board.

what3words: ///equal.radiating.waitress



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