



Arable Land near Much Cowarne, Bromyard, Herefordshire



Sunderlands
Residential Rural Commercial



**Arable Land near Much Cowarne
Bromyard
Herefordshire
HR7 4JE**

Summary of Features

- Around 21.12 acres (8.55 hectares)
- Grade 2 Arable Land
- Road Frontage
- 20 ft Gated Access

**For Sale by Formal Tender,
deadline 12 noon on Thursday
30th April 2026**

**Tender Guide Price:
£250,000**

Ref: Katie Bufton & Peter Kirby

Situation

The land is situated in the parish of Much Cowarne about one mile from the Burley Gate roundabout on the road connecting Burley Gate to Bishops Frome in north-east Herefordshire.

The land is accessed via a short privately owned access track.

The land is conveniently located just 9 miles north east of Hereford, 5.7 miles south of Bromyard and 10.7 miles north west of Ledbury.

A location plan forms part of these details.





Description

A rare and excellent opportunity to buy a single productive and convenient sized block of arable land in this part of Herefordshire.

The land extends in total to around 21.12 acres (8.55 hectares) of Grade 2 Arable Land. The land has good road-fronted access with a 20ft gated access. The land borders the River Lodon to the west.

The land has been in productive arable rotation, with the most recent crop being Tenderstem Broccoli (2025). Historically, it has been managed under a conventional cereal rotation of Winter Wheat, Winter Barley and Winter Oilseed Rape, with Potatoes last grown in Spring 2023.

We understand the land falls within the Lugg Drainage Board area and drainage rates are payable annually.

We understand part of the land is subject to seasonal flooding, please see the legal pack for full information.

Growing Crop

We understand the Vendor plans to plant Spring Barley in the field. In addition to the purchase price, the purchaser will be required to pay for the growing crops together with all beneficial cultivations and acts of husbandry carried out, assessed at current National Association of Agricultural Contractors (NAAC) rates or applicable contract rates. The purchaser will also be responsible for the cost of all seed, fertilisers, manures and sprays applied to the crops since the last harvest, charged at invoice cost.

Services

The River Lodon to the western boundary provides a natural water supply. We understand mains water runs along the main road to the south. Prospective purchasers need to make their own enquiries.

Tenure

Freehold with Vacant Possession upon completion.

Timber & Mineral Rights

All standing timber and mineral rights, if owned, 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. We understand there is a historic right of way across the land please see the legal pack for full information.

Local Authority & Public Utilities

Herefordshire Council, Plough Lane, Hereford, HR4 0LE
Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Glamorgan, CF46 6LY
National Grid, Vincent Carey Rd, Hereford HR2 6LB

Viewing

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.

Mode of Sale

The land is being offered for sale by Formal Tender. Purchasers will be deemed to have bid on the basis of the Contract and such conditions, whether or not they have inspected them. The Tender is legally binding.

The tender legal pack will be available electronically via the Vendors' solicitors Denney King.

The Vendors reserve the right to not accept the highest, or indeed any offer. The Vendors reserve the right to accept an offer prior to the Tender date.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price and completed Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) for Anti-Money Laundering purposes. Alternatively purchasers may provide a completed Land Registry ID1 Form for identification purposes.

Tenders are to be received at the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by 12 noon on Thursday 30th April 2026. Envelopes must be marked "Tender for Arable Land at Much Cowarne".

The deposit cheque should be made payable to Denney King Consultants Ltd.

The Vendors will then confirm which (if any) proposed offer to purchase is acceptable to them and the Solicitors will then immediately effect an exchange of Contracts with a completion date of 11th May 2026 (or earlier by mutual agreement).

All unsuccessful bidders will have their deposit cheque returned and unsuccessful Contracts and documentation will be destroyed.

Vendors Solicitors

Sam Slater
Denney King
Office Suite 1,
Grange House
Brunel Road
Leominster
HR6 0LX

E: samantha@denneyking.co.uk
T: 01386 764728

Money Laundering

As a result of anti-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). Alternatively purchasers may provide a completed Land Registry ID1 Form for identification purposes.



Church Lane

Much
Cowarne

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.

Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are undertaken 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.

Agents

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

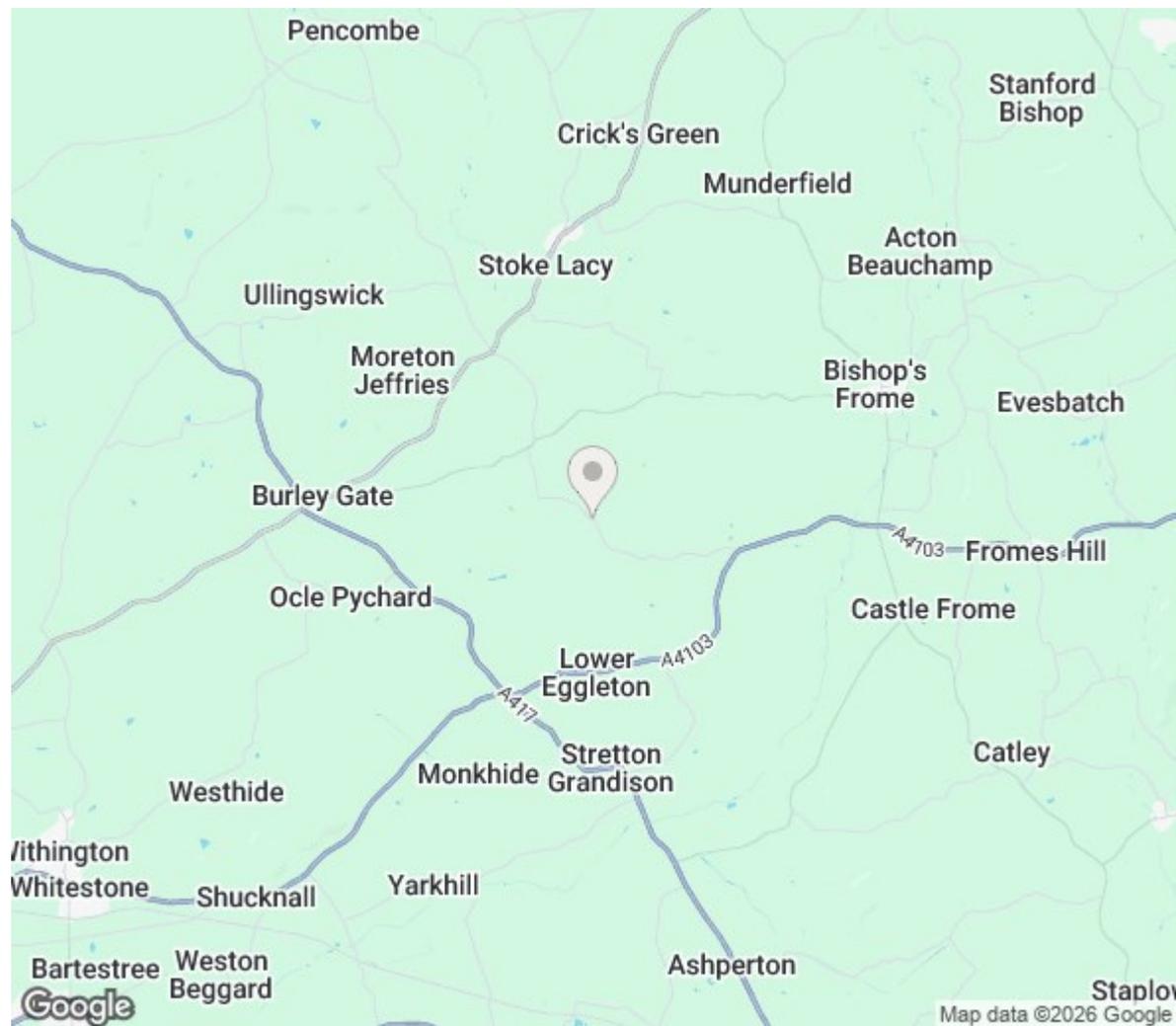
Peter Kirby (07967 817274)
p.kirby@sunderlands.co.uk

What3Words:

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Directions

From Hereford, head towards Burley Gate, go straight over the roundabout and take the next right signposted Much Cowarne. Follow this road taking the next right towards Much Cowarne. As you reach Much Cowarne take first left, continue along the road for 0.4 miles and the field will be on your left as identified by the Agents' For Sale Board. A location plan forms part of the details. The nearest postcode is HR7 4JL.



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Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
k.bufton@sunderlands.co.uk

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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.