

# LAND AT STAUNTON ON ARROW

PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE HR6 9HR





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A charming 2.3 acre parcel of land in Herefordshire, featuring mature cider, pear, and cherry trees, as well as green gage, plum, and damson, along with a thriving hazel coppice planted in 2016.

Rich in wildlife, the river which runs along the southern boundary of the land attracts otters, kingfishers, crayfish, trout, bats and other species.

The soil is deep loam, never ploughed, and abundant in earthworms, offering excellent potential for small-scale planting or habitat development.

Private and secluded, with no public footpaths and access via a single-track road, the land offers a unique opportunity with potential for amenity, environmental, biodiversity or diversification uses, subject to the necessary consents.

**FOR SALE BY INFORMAL TENDER**

**TENDER DEADLINE MIDDAY ON WEDNESDAY 18TH FEBRUARY 2026**

**IN ALL ABOUT 2.30 ACRES (0.92 HECTARES)**

**GUIDE PRICE OFFERS IN THE REGION OF £75,000**



### **Location**

The land is located on the edge of the picturesque village of Staunton-on-Arrow, near Leominster in Herefordshire. This charming rural setting offers stunning countryside views while remaining well-connected. The land lies approximately 6 miles north-east of Kington and around 9 miles west of Leominster. The cathedral city of Hereford is situated about 17 miles to the southeast.

The A44 is approximately 2 miles south of the property, providing convenient access to Worcester and the M5 corridor, which connects to major cities including Birmingham and Bristol. Rail services are available from Leominster and Hereford stations, offering direct connections to destinations such as Shrewsbury, Cardiff, and Birmingham.



**Kington 6 miles | Leominster 9 miles | Ludlow 17 miles | Hereford 18 miles | Worcester 36 miles | Shrewsbury 40 miles**



## Description

Discover a rare opportunity to own an outstanding 2.3 acre parcel of land on the edge of the picturesque village of Staunton-on-Arrow. The land offers potential for agriculture, amenity, environmental, biodiversity, or diversification uses, subject to the necessary consents.

The land is thoughtfully divided into three parcels separated by stock fencing and gateways with hardcore for ease of access, each with its own character. The first parcel, extends approximately 1.1 acres and features a traditional orchard enriched with ten mature cider apple trees, two pear trees, and heritage varieties including green gage, plum, and damson. This idyllic setting is complemented by approximately 120m of river frontage, creating a serene backdrop for leisure or wildlife observation.

The second parcel, extending to approximately 1.1 acres, features a cherry tree and a stretch of riverbank overlooking the picturesque weirs and natural pool. This tranquil spot has been enjoyed for wild swimming during the warmer months and offers an idyllic haven for nature enthusiasts and riverside relaxation. The third parcel comprises a thriving hazel coppice, planted in 2016 and now entering its second rotation, providing excellent potential for sustainable woodland management. The riverbank is lined with a mix of broadleaf trees, including single-stem willow planted in 2022 to enhance biodiversity and amenity value. These trees are now reaching a stage where pollarding could be considered to maintain their health and encourage future growth.

The land is laid down to pasture which has been grazed by sheep and cut for hay to maintain grass health and supports a rich tapestry of wildflowers such as orchids, pignut, ladies smock, meadow sweet, St. John's Wort, and yellow rattle, alongside diverse grasses. Deep, fertile loam soil that has never been ploughed underpins this exceptional parcel of land. Wildlife thrives along the river and within the hedgerow, we are informed species including otters, kingfishers, trout, crayfish, bats, and other native species have been sited previously. The northern boundary is lined with mature mixed-species hedgerow providing seclusion and privacy, while broadleaf trees along the riverbank create a natural sanctuary.

With approximately 250m of River Arrow frontage, no public footpaths, and access via a quiet single-track road, this secluded land offers unparalleled peace and a strong connection to nature. A small fenced hazel coppice with gated access on the eastern boundary adds further charm and utility. This land offers excellent potential for a variety of different uses, subject to the necessary consents.









## Services

We are not aware of any services connected to the land.

## Tenure

Freehold with vacant possession upon completion.

## Flood Zone

The land is positioned with river frontage onto the River Arrow. The land is situated within Flood Zone 2 & 3.

## Nitrate Vulnerable Zone / Water Quality

The land is situated within a Nitrate Vulnerable Zone. The water has been tested and recorded as moderate quality.

## Himalayan Balsam

Parts of the land near to the river have experienced Himalayan Balsam, an invasive plant species. This has been managed by the vendor in previous years through timely removal, but will need ongoing management, like all river areas.

## Public Rights of Way

The land is not subject to any public rights of way.



## Timber, Sporting & Mineral Rights

All timber, sporting, and mineral rights (where owned) are included in the sale. Fishing rights are not included in the sale, though we are advised these rights have not been exercised for many decades.

## Wayleave, Easements & Rights of Way

The land is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. There are no public rights of way affecting the land.

## 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

## Basic Payment Scheme & Stewardship Schemes

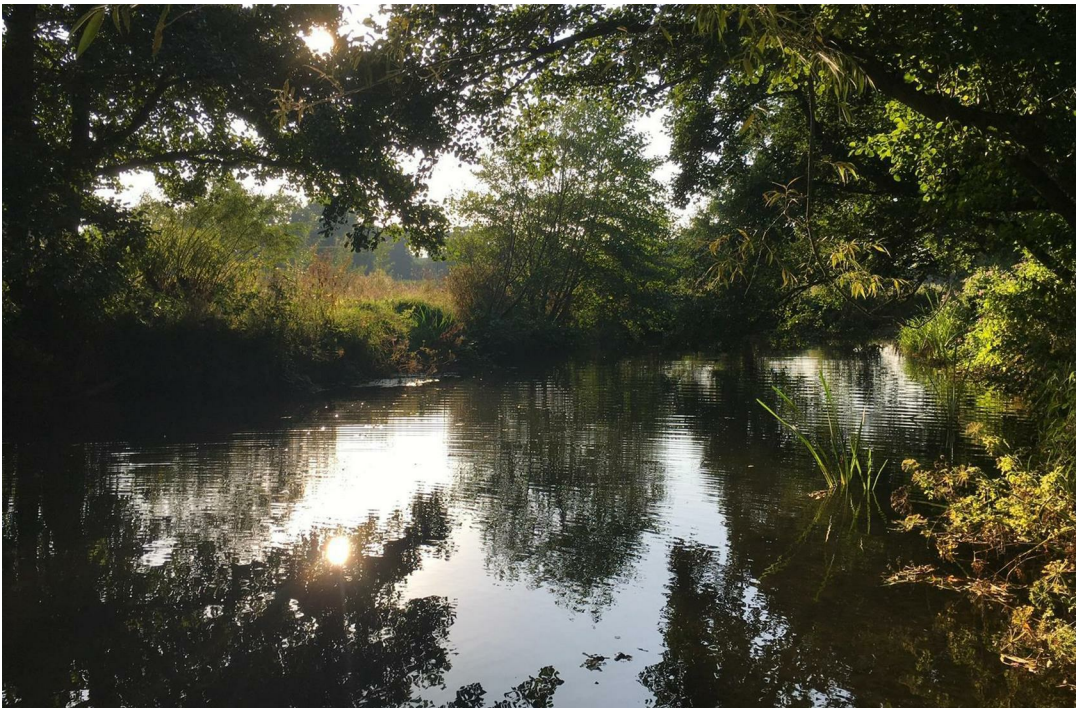
We are informed the land is not currently entered into any environmental stewardship schemes. The land is not currently registered with the rural payments agency.



















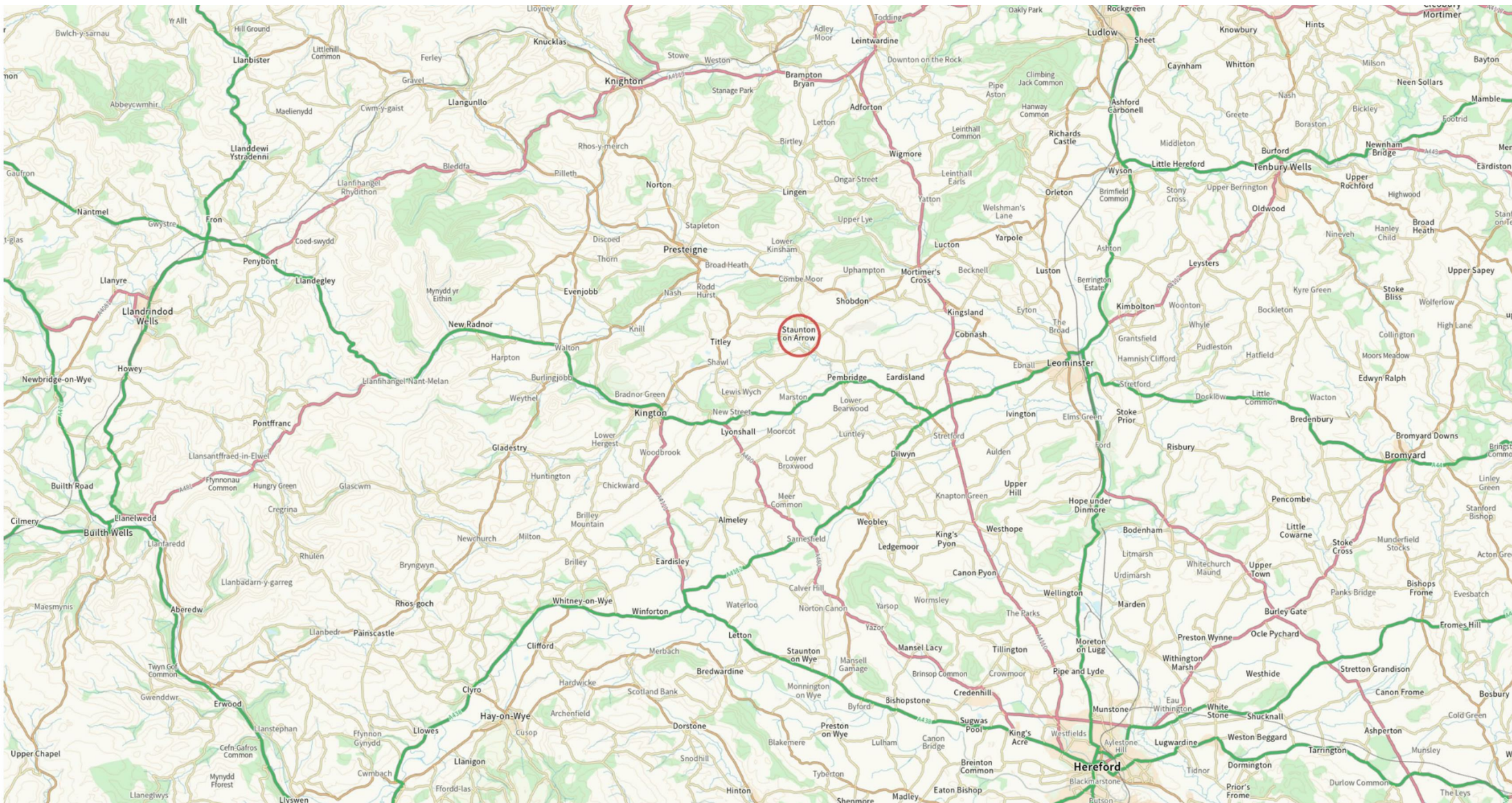


## Mode of Sale

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 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 Charlotte Watson at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 Noon on Wednesday 18th February 2026. Envelopes should be marked “Informal Tender for the Land at Staunton on Arrow” and substantially sealed. 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.

## Viewings

Viewings are strictly by appointment only with the selling agent.  
Charlotte Watson - 07442 400949 / [c.watson@sunderlands.co.uk](mailto:c.watson@sunderlands.co.uk)





### 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).

### 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.

### Directions

From Leominster, take the A44 west towards Kington. After approximately 7 miles, turn right onto the B4362 signposted for Shobdon and Presteigne. Continue for about 2 miles, then turn left towards Staunton-on-Arrow. Follow local signs into the village; the land is situated on the edge of Staunton-on-Arrow.

what3words: ///bedspread.jumbled.brownish



### Kington Office

Albion House  
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Herefordshire  
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### Charlotte Watson

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