

# Land at The Willows

Almeley, Herefordshire, HR3 6LQ



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## LAND

A rare opportunity to acquire quality land adjoining a village boundary extending to approximately 12.41 acres.

An attractive block of good-quality, level pasture land, well suited for agricultural, equestrian or lifestyle purposes, which subject to obtaining planning, may offer alternative uses.

Benefitting from road frontage and two gated access points, providing ease of access.

**IN ALL ABOUT 12.41 ACRES**

**GUIDE PRICE: £200,000**

**FOR SALE BY: INFORMAL TENDER**

**TENDER DEADLINE: 12 NOON MONDAY 1ST JUNE 2026**



Hereford 13.5 miles | Hay-on-Wye 10 miles | Kington 5 miles | Leominster 16 miles | Brecon 18 miles | Ludlow 22 miles

## **Description**

A rare opportunity to purchase land adjoining the village of Almeley in Northwest Herefordshire. The land is about 12.41 acres of good quality level land presently down to pasture and benefits from good boundaries, mains water, pond, road frontage and two road access gates. Field 7152 was previously an orchard.

## **Location**

Located on the immediate southeast boundary of Almeley Village. Almeley village is about 13.5 miles northwest of Hereford City, 10 miles north east of Hay-on-Wye and 5 miles southeast of Kington town. The lands position offers panoramic views of rural Herefordshire.

## **Services**

We are informed the land benefits from Mains Water field tank supply. The land also has a pond within it. We are not informed of any other services.

## **Tenure**

Freehold with vacant possession upon completion. Presently grazed via an annual Grazing License.

## **Overage Clause**

An overage of 25% for 25 years from completion of a sale will be payable on the earlier of implementation of any residential use or development of the land or disposal of the same with granted residential use or development. The overage will not be triggered by agricultural or equine use.

## **Access**

Two roadside access gates directly onto the Almeley-Woonton public road.

## **Boundaries**

The boundary consists of mature hedgerow which has been well maintained. Prospective purchasers to make their own enquiries as to boundary responsibility.

## **Basic Payment Schedule and Stewardship Schemes**

We are informed that the land is within a 3 year Sustainable Farming Incentive Scheme (SFI) under option CIGL3: Manage grassland with very low nutrient inputs.

## **Nitrate Vulnerable Zone**

We do not believe the land lies in a Nitrate Vulnerable Zone. Prospective purchasers can make their own enquiries via; <https://environment.data.gov.uk/farmers/>

## **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 outgoing whether mentioned in these sales particulars or not.

## **Public Rights of Way**

We understand the land is not subject to any Public Rights of Way.

## **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**

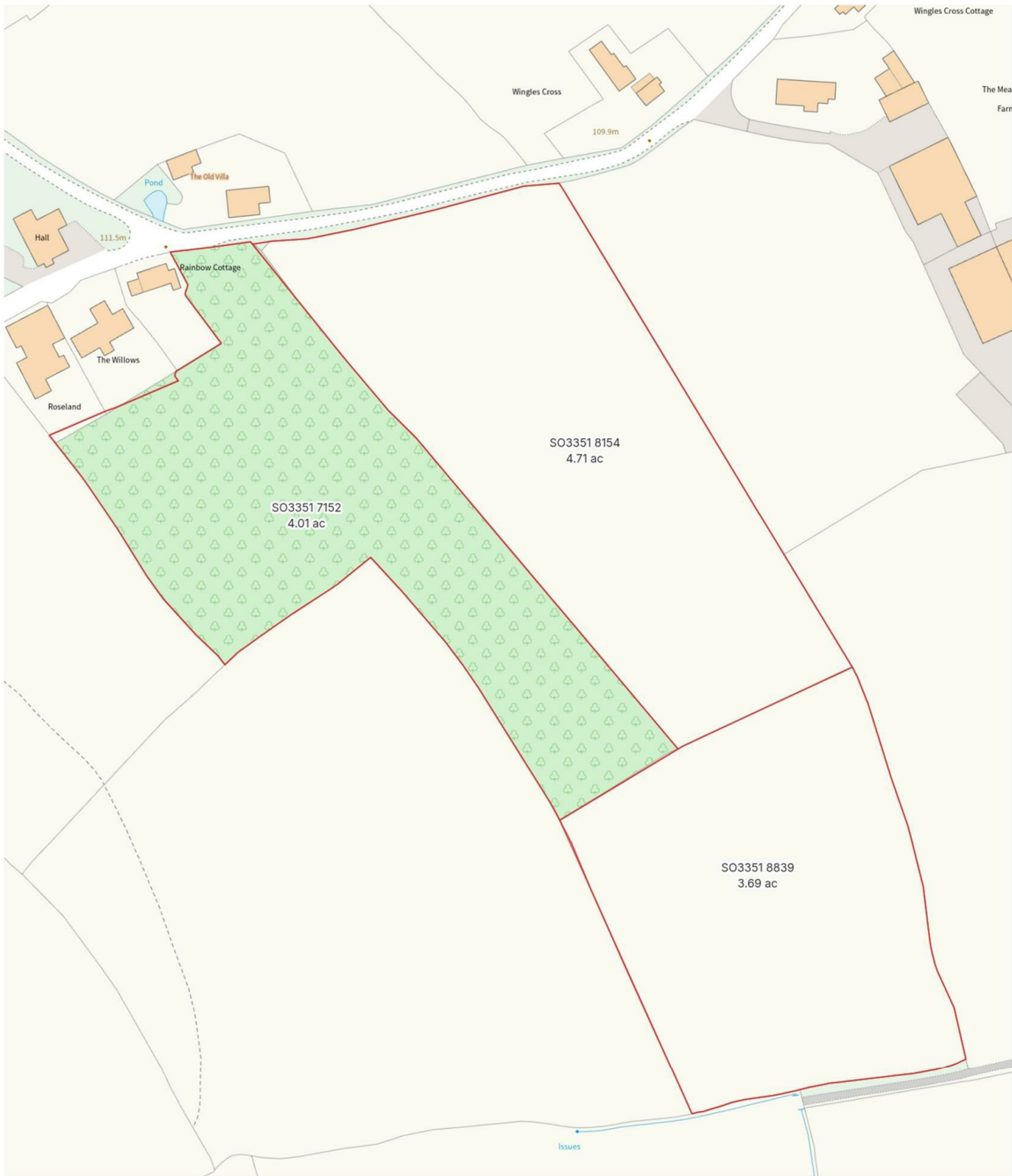
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

## **Agents Note**

Any plans used in the preparation of these details may have been reduced in scale. Any interested parties should check the title plan 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. The fields are presently used for livestock grazing with cattle and sheep and prospective purchasers enter and view the land entirely at their own risk and the Vendors and Agents accept no liability for loss, injury or damage caused by livestock on the land. You enter the land by your own choice and risk.



**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 at Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by 12 noon on Monday 1st June 2026. Envelopes should be marked 'Informal Tender- Land at The Willows, Almeley Ref: 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.

**Solicitors**

Sean Jones and Jenn Games  
Margraves Ltd  
46 Duke Street  
Kington  
Herefordshire  
HR5 3DR  
Tel: 01544 231 010 Fax: 01544 232 718  
Email: sean@margraves.co.uk or jean@margraves.co.uk

## 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.

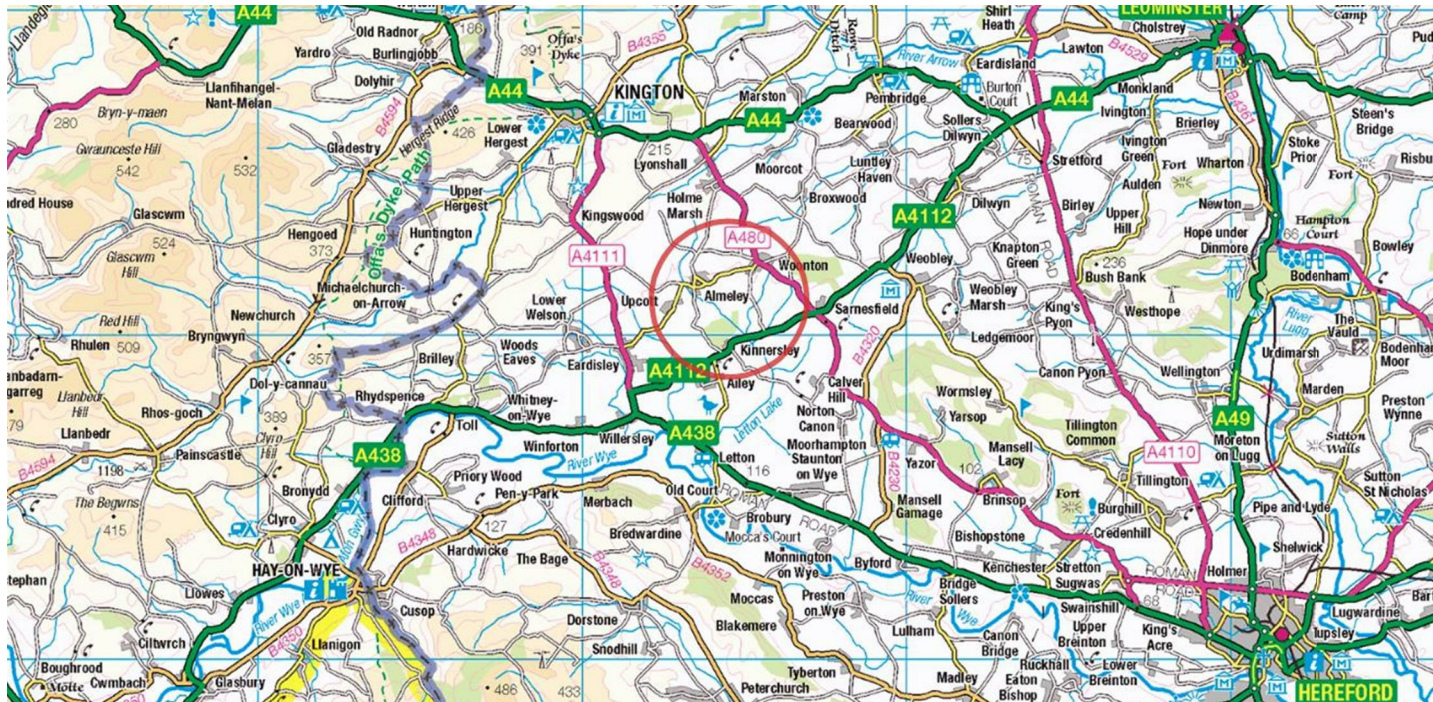
## Viewing

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. The land is grazing by livestock to include cattle. If you feel uncomfortable with the risk of livestock to include cattle please do not enter the land. Vendor or Agents accept no responsibility for loss or damage from viewing the land.

## Directions

From Hereford take the A438 west bound before turning right onto the A480. Continue until you reach Woonton, where you should turn left towards Almeley. Follow the Almeley road for about 1.2 miles and the land is on your left hand side immediately adjoining Almeley village as indicated by the 'For Sale' Board.

Postcode: HR3 6LQ What3Words: ///flannel.absorbing.heartache



## Hereford Office

Offa House, St Peters Square,

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