

TARS WOOD & TARS COPPICE

KINGSLAND, LEOMINSTER, HEREFORDSHIRE HR6 9PY



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An opportunity to acquire two blocks of picturesque woodland, pastureland and building close to the popular North Herefordshire Village of Kingsland.

LOT 1 – 39.57 ACRES OF WOODLAND

Mixed Woodland | Amenity, Environmental, Sporting, Diversification & Felling Opportunities
(subject to the necessary consents).

LOT 2 – 9.91 ACRES OF WOODLAND

Mixed Woodland | Amenity, Environmental, Sporting, Diversification & Felling Opportunities
(subject to the necessary consents).

LOT 3 – 1.62 ACRES PASTURE & AGRICULTURAL BUILDING

Pastureland | Approx. 1300 sq ft building, Amenity, Environmental & Diversification Opportunities
(subject to the necessary consents).

**IN ALL ABOUT 51.10 ACRES (20.68 HECTARES)
AVAILABLE AS A WHOLE OR IN THREE LOTS
OFFERS IN THE REGION OF £425,000 AS A WHOLE**

**FOR SALE BY INFORMAL TENDER (UNLESS PREVIOUSLY SOLD)
TENDER CLOSES MIDDAY ON FRIDAY 29th MAY 2026**

Location

The land is located close to the popular village of Kingsland in North Herefordshire. This rural, elevated setting offers stunning countryside views of the River Lugg SSSI valley, while remaining well-connected to the hedged local landscape. Close to the Shropshire/Herefordshire border, the Woodland lies approximately 1 mile north of Kingsland and around 4.5 miles northwest of Leominster. The cathedral city of Hereford is situated about 16 miles to the south. The woodlands and pasture are located within an accessible location with good road networks.

Description

The property offers an excellent opportunity to acquire approximately 49.48 acres of mature mixed woodland, which has been managed for decades, together with approximately 1.62 acres of level pastureland with a general-purpose building of approximately 1300 square feet. The woodlands are of gently to moderately sloping topography, with well-defined boundaries and with right-of-way access connecting to council-maintained roads. The woodland is mainly south-facing with a part north-facing and enjoys fertile soils. It is well situated for growing a wide range of conifers and broadleaves. Tars Wood and Tars Coppice incorporate traditional forestry values and real potential. The woodlands and land may also offer potential Amenity, Environmental, Biodiversity Diversification & Felling opportunities subject to the necessary consents.



KINGSLAND 1.2 MILES | LEOMINSTER 5 MILES | LUDLOW 12 MILES | HEREFORD 18 MILES

Lot 1 - Tars Wood

Tars Wood comprises of approximately 39.57 acres of mixed woodland, with a fenced boundary and a right of way access to the council-maintained road. The woodland is a mixture of mature and semi-mature deciduous trees, with internal rides for access. Picturesque and tranquil, there is an abundance of ground flora and fauna within this ancient, semi-natural woodland of well-spaced broadleaved trees managed for decades for biodiversity and wildlife. Subject to necessary consents, the property would have a number of potential uses such as timber production, environmental, biodiversity, carbon offset and leisure.

Lot 2 – Tars Coppice

Tars Coppice comprises of approximately 9.91 acres of mixed woodland with fenced boundary and right of way access to the council-maintained road. The woodland is planted to a mixture of mature and semi-mature deciduous trees, with E-W, N-S internal rides maintained for access. There is an abundance of ground flora and fauna within the woodland, creating a tranquil environment on a gentle slope with views of the River Lugg, SSSI. Subject to necessary consents, the property would have a number of potential uses such as timber production, environmental, biodiversity, carbon and leisure.

Lot 3 – 1.62 acres of pasture and Agricultural Building

Comprising of 1.62 acres of lightly grazed pasture managed for biodiversity and a 1300 square foot general purpose building with right of way access to the council-maintained road. Subject to necessary consents, the property would have a number of potential uses such as amenity, environmental, biodiversity, carbon and leisure.

Access

All lots have right-of-way access to the council-maintained road.

Lot 1 – Right of access is from the council-maintained road over agricultural land shown A, B, C on the map included within these particulars.

Lot 2 – Right of access is from the council-maintained road over agricultural land and hard core Tracks shown D, E on the map included within these particulars.

Lot 3 – Right of access from the council-maintained road over agricultural land and hardcore Tracks shown F, G on the map included within these particulars.

Services

None.

Tenure

The property 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 currently.

Timber, Sporting & Mineral Rights

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





Lot 3

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. Including the rights of access noted in these particulars.

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

Guide Price

Lot 1 – £315,000

Lot 2 – £80,000

Lot 3 - £30,000

Offers in the region of £ 425,000 as a whole.

Mode of Sale

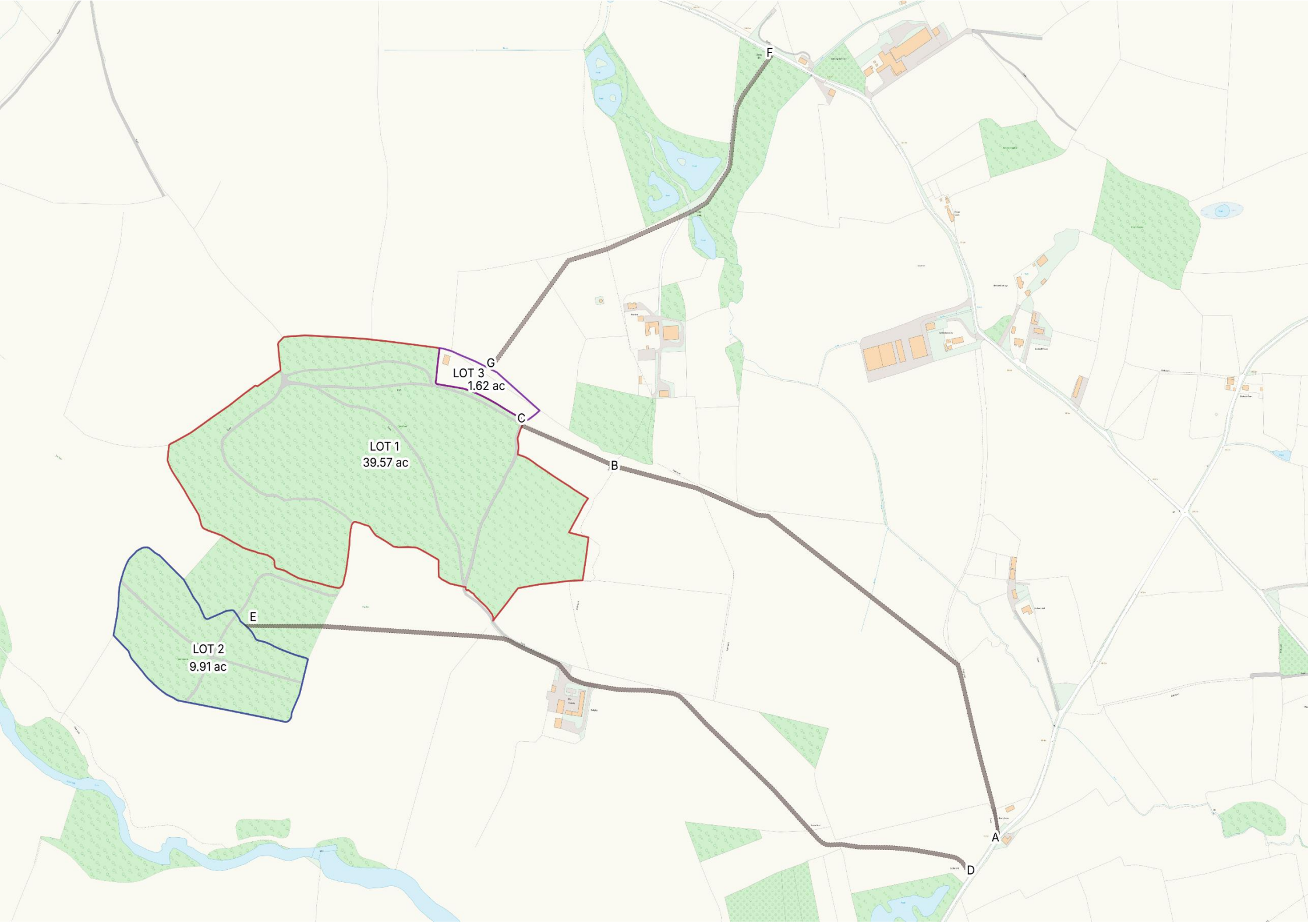
The land is being offered for sale as a whole or in two lots by Informal Tender (unless previously sold) Prospective Purchasers should carry out their own enquiries with Herefordshire County Council and other Authorities before making an offer for the land. It is envisaged that no further negotiations 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 Peter's Square, Hereford HR1 2PQ or Email: g.wall@sunderlands.co.uk by 12 Noon on Friday 29th May 2026. Envelopes should be marked "Informal Tender for the Woodland at Kingsland" 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.

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.



Lot 3



LOT 1
39.57 ac

LOT 2
9.91 ac

LOT 3
1.62 ac

E

B

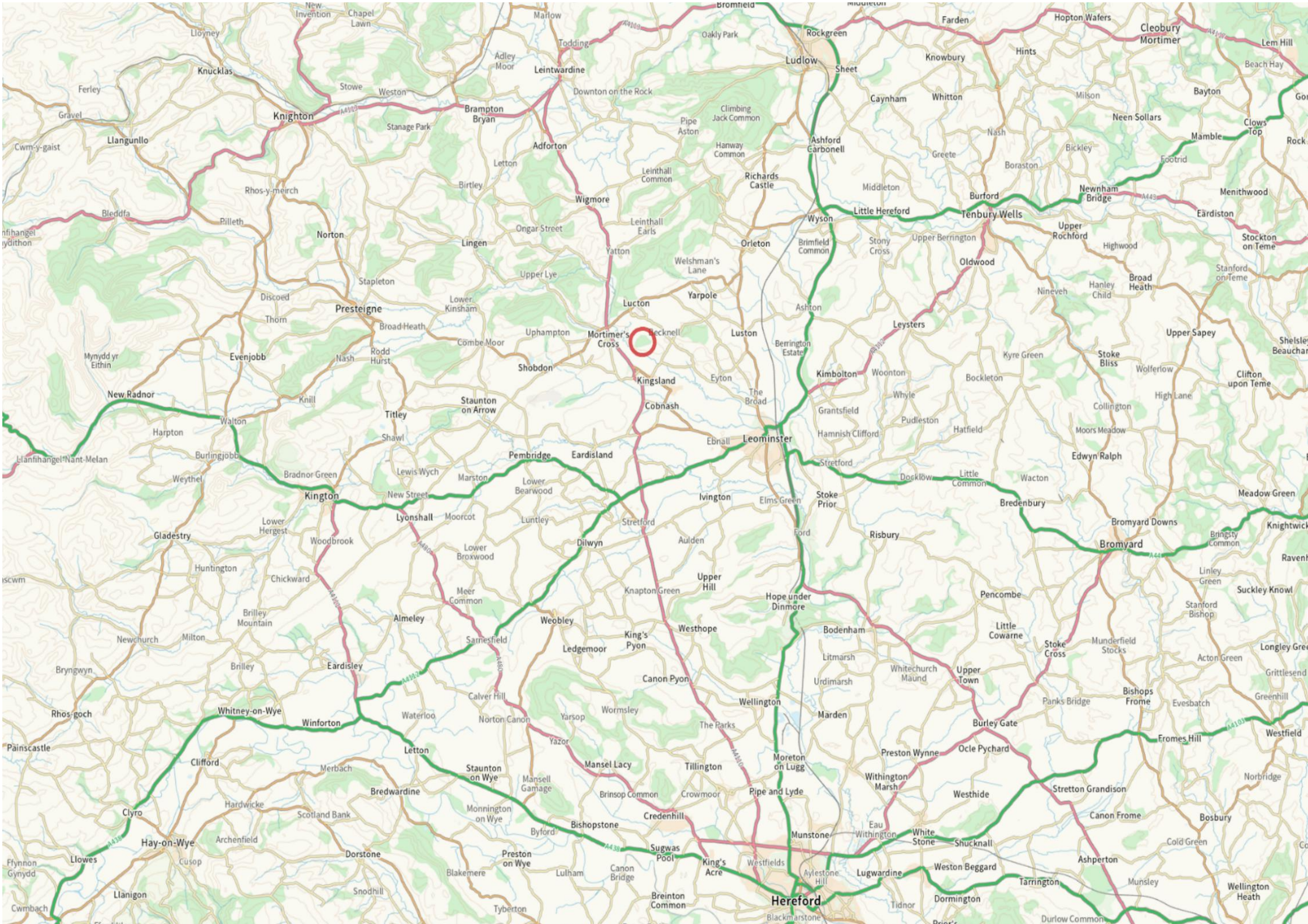
C

G

A

D

F



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.

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.

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.

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 Kingsland and the Corners public house head north towards Yarpole. Continue along this road for approximately 1.5 miles and the access to each woodland can be found on the left-hand side of this road. Property will be clearly identified by agent's For Sale board.

What3words -

Lot 1 - Tars Wood: ///nodded.define.breathing

Lot 2 - Tars Coppice: ///tucked.emptied.holdings

Lot 3 – Pasture & Building ///flank.librarian.hillsides



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St Peters Square,
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01544 300128

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