

LAND AT LOWER HERGEST

KINGTON, HEREFORDSHIRE HR5 3EN



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This sale presents an excellent opportunity to acquire approximately 7.52 acres of moderately sloping pastureland, attractively situated near Lower Hergest, close to Kington in northwest Herefordshire. The land offers versatile grazing and amenity potential, with established boundaries and appealing rural views, making it suitable for a wide range of agricultural and lifestyle buyers.

LAND

Good stocking capabilities | Grade 4 Pastureland | 7.52 acres | Former agricultural building |
Potential for alternative uses (subject to consent)

**FOR SALE BY INFORMAL TENDER (UNLESS PREVIOUSLY SOLD)
TENDER DEADLINE MIDDAY ON FRIDAY 10TH APRIL 2026**

IN ALL ABOUT 7.52 ACRES (3.05 HECTARES)

OFFERS IN EXCESS OF £75,000

Location

The land is located on the edge of the market town of Kington in North Herefordshire. This rural elevated setting offers stunning countryside views while remaining well-connected. The land lies approximately 2 miles south-west of Kington and around 20 miles west of Leominster. The cathedral city of Hereford is situated about 20 miles to the southeast. The A44 is approximately 2 miles north of the land, providing convenient access to Worcester and the M5 corridor, which connects to major cities including Birmingham and Bristol.



Kington 2 miles | Hay-on-Wye 11 miles | Leominster 16 miles | Hereford 20 miles | Worcester 43 miles

Description

Discover a rare opportunity to own an outstanding 7.52-acre block of land on the edge of the market town of Kington. The land offers excellent potential for agricultural, amenity, environmental, biodiversity or diversification uses, subject to the necessary consents. The land is divided into two parcels, separated by stock fencing and a mature mixed-species hedgerow with a gateway between the two.

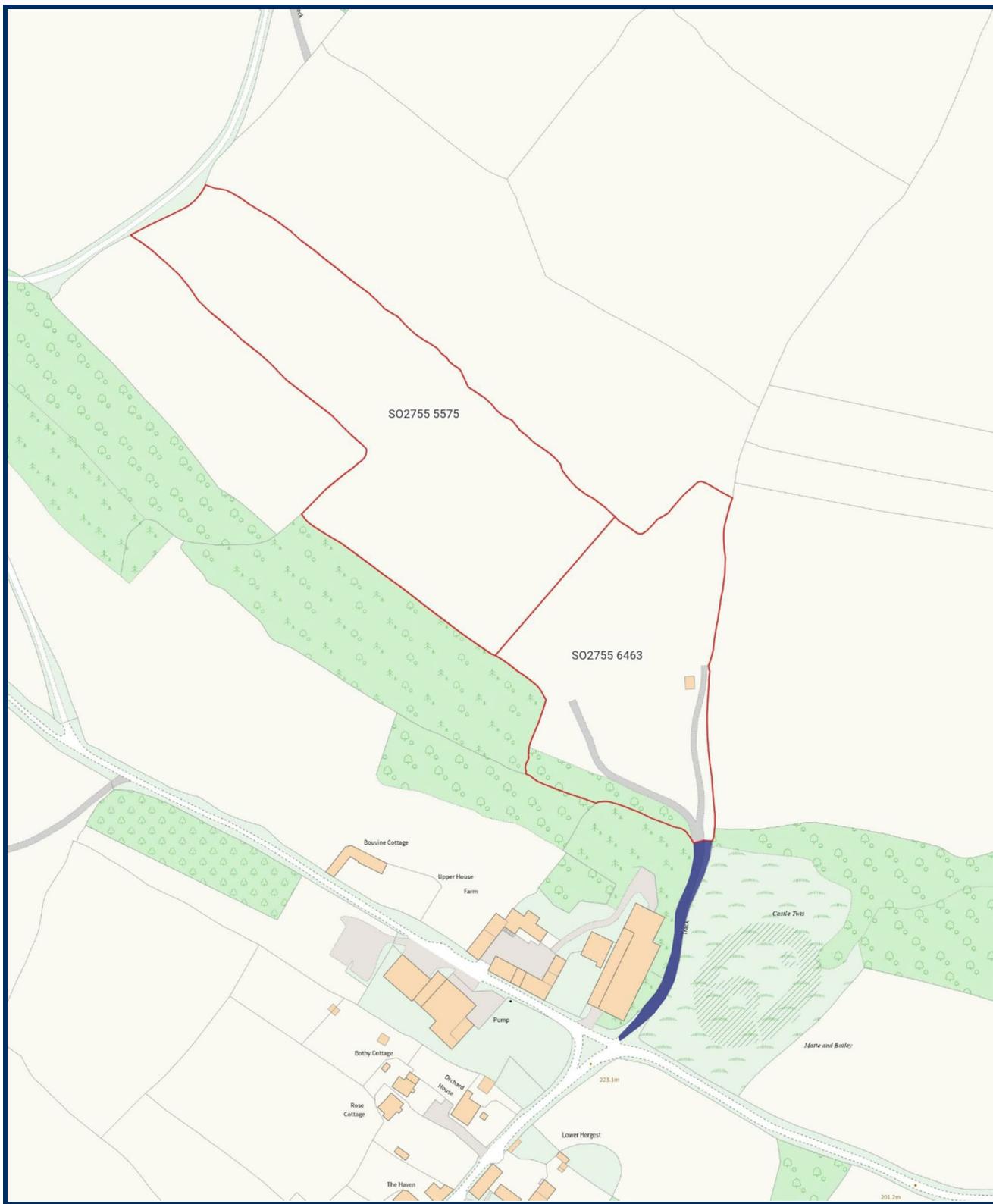
The first parcel extends to approximately 2.96 acres and includes a former agricultural building, together with access from the private track. This parcel benefits from a piped water supply served by a water tank for livestock. The second parcel, extending to approximately 4.56 acres, occupies an elevated position with excellent views over the surrounding countryside. It is enclosed by a combination of stock fencing, mature mixed-species hedgerow and established trees. The land is laid to pasture and has been used for grazing livestock.

There are no public footpaths across the land, and access is via a private track. This secluded parcel offers both privacy and connectivity, together with wonderful views. The topography and nature of the land may offer additional biodiversity, carbon and natural capital opportunities, and subsequently provide possible income generation and capital growth in the future. It has strong potential for a range of uses, such as agriculture, equestrian, amenity, environmental or biodiversity projects, or other diversification ventures, subject to the necessary consents.

Access

The land is accessed via the council maintained road off Lower Hergest Road then onto a private track coloured blue on the plan included within these particulars. We are informed the land benefits from a right of access over this track.





Field Schedule

Field Parcel No.	Type	ha est.	ac est.
SO2755 6463	Pasture	1.2	2.96
SO2755 5575	Pasture	1.85	4.56
	Total	3.05	7.52

Services

The land benefits from a metered water supply, with a water tank in place to serve livestock.

Tenure

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

Basic Payment Scheme & Stewardship Schemes

The land has been registered with the RPA for BPS purposes. The land is not entered into any countryside stewardship schemes.

Hill Grazing Rights

The land is sold with the benefit of hill grazing rights for 30 sheep including the right to cut, control and remove fern over 7.545 acres.

Timber, Sporting & Mineral Rights

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

Wayleaves, 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.

Boundaries & Fencing

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 not situated within a Nitrate Vulnerable Zone (NVZ).

Public Rights of Way

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

Local Authority & Public Utilities

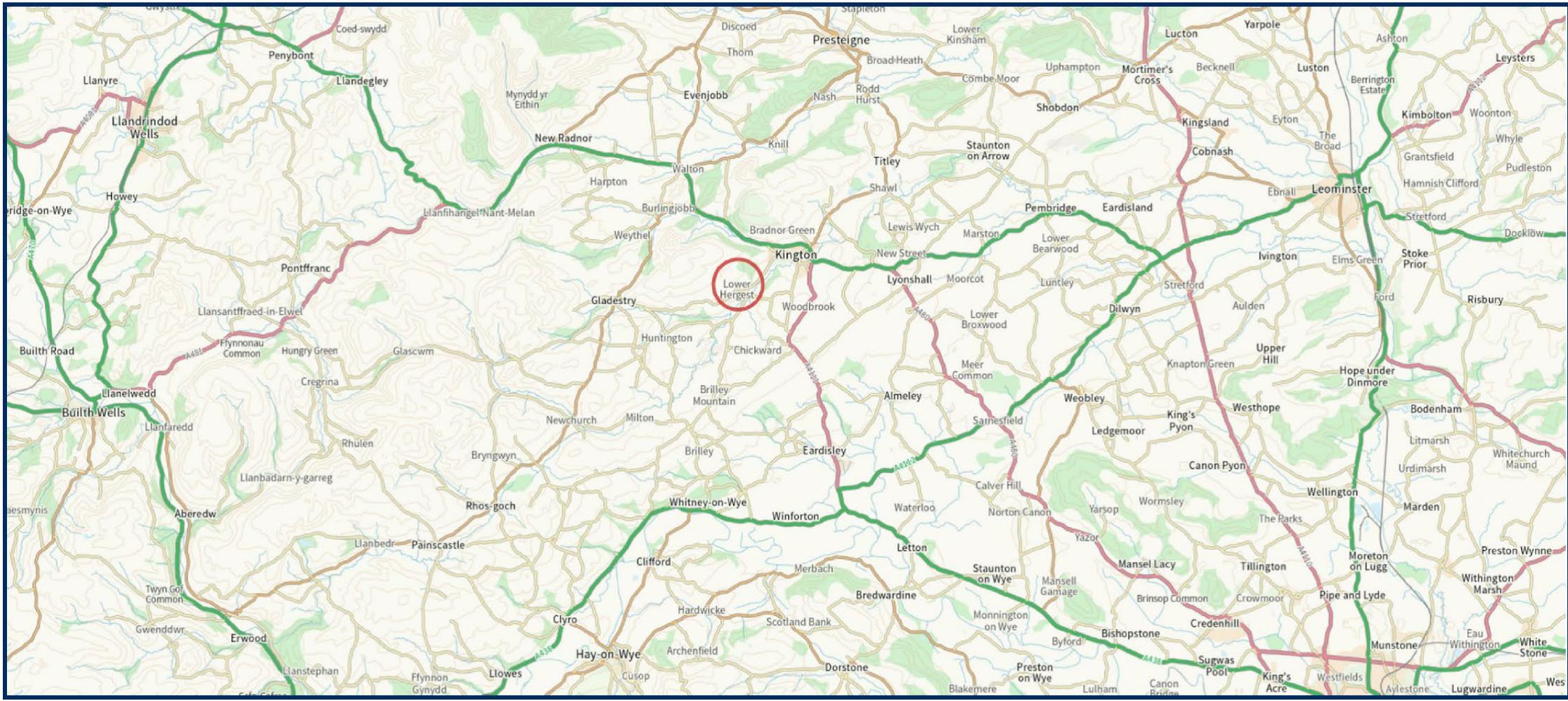
Herefordshire County Council, Plough Lane, Hereford HR4 0LE,
Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT,
National Grid Electricity Distribution (West Midlands), Bristol, BS2 0TB

Mode of Sale

The land is being offered for sale as a whole 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 Matthew Nicholls at Sunderlands, 3 Pavement House, Hay-on-Wye HR3 5BU by 12 Noon on Friday 10th April . Envelopes should be marked “Informal Tender for the Land at Lower Hergest” 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.

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 Kington, head west through the town along Church Road. At the junction signposted Brilley / Huntington / Hergest, turn left onto Hergest Road and continue for approximately one mile. At the junction opposite Hergest Court, turn right onto Lower Hergest Road. Follow this lane until you reach the next junction, where the track leading to the land will be found on the right-hand side. The property will be clearly identified by the agent's For Sale board.
what3words: ///starfish.snacking.winks



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