



60.02 acres of Land known as Allt Common and Part of Pen-y-Lan, Hardwicke, Hay on Wye, Herefordshire, HR3 5TA



Sunderlands
Residential Rural Commercial



**60.02 Acres of Land known as
Allt Common and Part of Pen-y-Lan,
Hardwicke, Hay on Wye,
Herefordshire, HR3 5TA**

Summary of features

- 60.02 Acres (24.29 ha) of pasture, woodland and common land
- Idyllic location with stunning far reaching views over the Herefordshire Countryside
- Potential for diversification opportunities such as camping (subject to consent)
- Excellent potential natural capital opportunities
- Natural water supply
- For sale by Informal Tender

**Guide Price - Offers in Excess of
£225,000**

**Informal Tenders Close
Friday 24th October 2025
at 12 noon (unless sold prior)**

Hay on Wye 3 miles |
Hereford 17 miles | Brecon 18 miles

Description

Set in an elevated, idyllic and peaceful location, the property known as Allt Common and Part of Pen-y-Lan, Hardwicke, Hay on Wye extends to approximately 60.02 acres (24.29 hectares) and offers a rich blend of gently sloping pastureland, mature deciduous woodland and common land.

The gently sloping grazing land is predominantly bound by the mixed woodland and common land, and could be divided into further manageable enclosures.

The property includes Allt Common which extends to approximately 26.46 acres. We are informed that the property benefits from grazing rights onto the common.

The varied topography ranging from approximately 750ft to 950ft above sea level, combined with the rich natural features of the land, present exciting opportunities for enhancing biodiversity and exploring natural capital initiatives.

With an abundance of mature trees, hedgerows, and a natural spring supply, the property may lend itself to future ventures such as carbon offsetting, conservation schemes or environmental stewardship. These attributes not only contribute to the land's ecological value but may also offer potential for income generation and long-term capital growth.

With far-reaching and breathtaking views across the rolling surrounding landscape (which have to be viewed to be fully appreciated), this property presents a unique chance to explore tourism diversification opportunities. A bridlepath and footpath run through the property, offering excellent outriding and walking trails.

Accessed via a council-maintained road, the property is conveniently located within easy reach of the renowned market town of Hay-on-Wye, known for its literary festival and vibrant community.

Whether purchasers are seeking additional agricultural land, a peaceful retreat, amenity land, or a base for tourism ventures such as camping (subject to consent), this land offers endless possibilities.

This is a distinct opportunity to acquire a good sized mixed block of pasture land, woodland and common land and invest in a truly special piece of the Herefordshire countryside.

Common Land

Approximately 26.46 acres of the property is registered common, known as Allt Common. We understand that the property benefits from grazing rights onto the common.

Services

We are informed that the property has the benefit of a natural spring water supply.

Timber, Woodland, Sporting Rights and Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included within the sale.

Basic Payment Scheme & Stewardship Schemes

The delinked BPS payments are reserved by the Vendor. We are not aware of the land being entered into any environmental schemes.

Tenure

Freehold with vacant possession upon completion.



Mode of Sale

The property is being offered for sale as a whole, by Informal Tender (subject to prior sale).

The Informal Tender Document should be signed by the proposed Purchaser (s) stating the proposed purchase price. The tender is to be received by Matthew Nicholls at Sunderlands, 3 Pavement House, The Pavement, Hay on Wye, Herefordshire, HR3 5BU by 12 Noon on Friday 24th October 2025.

Envelopes should be marked "Informal Tender for Land known as Allt Common and Part of Pen-y-Lan" 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. Prospective purchasers should carry out their own enquiries to the Local Authority before submitting a tender.

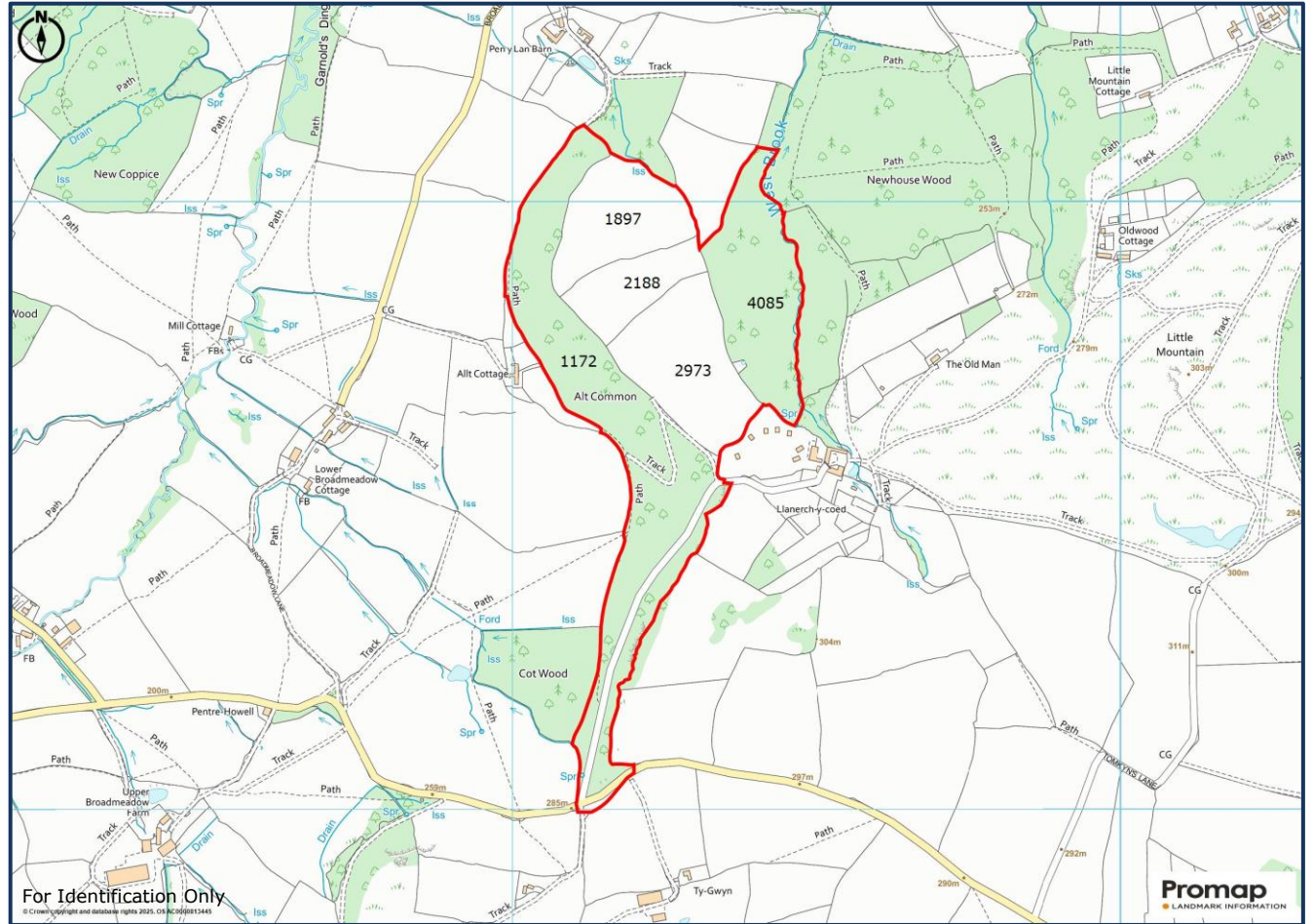
Guide Price

The property is guided at offers in excess of £225,000.

Money Laundering

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.



Land Schedule

Field	Description	ha	ac
4085	Woodland	4.54	11.22
2973	Grassland	4.00	9.88
2188	Grassland	1.90	4.69
1897	Grassland	3.14	7.76
1172	Common Land	10.71	26.46
	Total	24.29	60.02

Easements, Wayleaves and Rights of Way

We are informed that there is a bridlepath and public footpath which cross the property.

The property is offered subject to, and with the benefit of, any rights-of-way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.





Boundaries, Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendors agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force.

The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Local Authority

Herefordshire County Council, Plough Ln,
Hereford, HR4 0LE

Inconsistency

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

Directions

From Hay on Wye:
Proceed east on the B4348 for approximately 0.5 miles, before turning right signposted to Michaelchurch and Longtown. Continue along the road for approximately 3 miles, before the property can be found either side of the council maintained road, as indicated by the For Sale board.

What3Words ///juices.fortified.that

Viewing and Contact Details

Viewing may be up to any reasonable time after first contacting the selling agents, viewers must have a copy of the particulars upon them whilst viewing.

Prospective purchasers must respect the land and ensure that all gates are closed behind them. All viewers inspect the land at their own risk and neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused.

Contact Hay Office
Tel: 01497 822522 or
Matthew Nicholls on 07811 521267 or
Beth Gilbert on 07947 356668

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, 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.

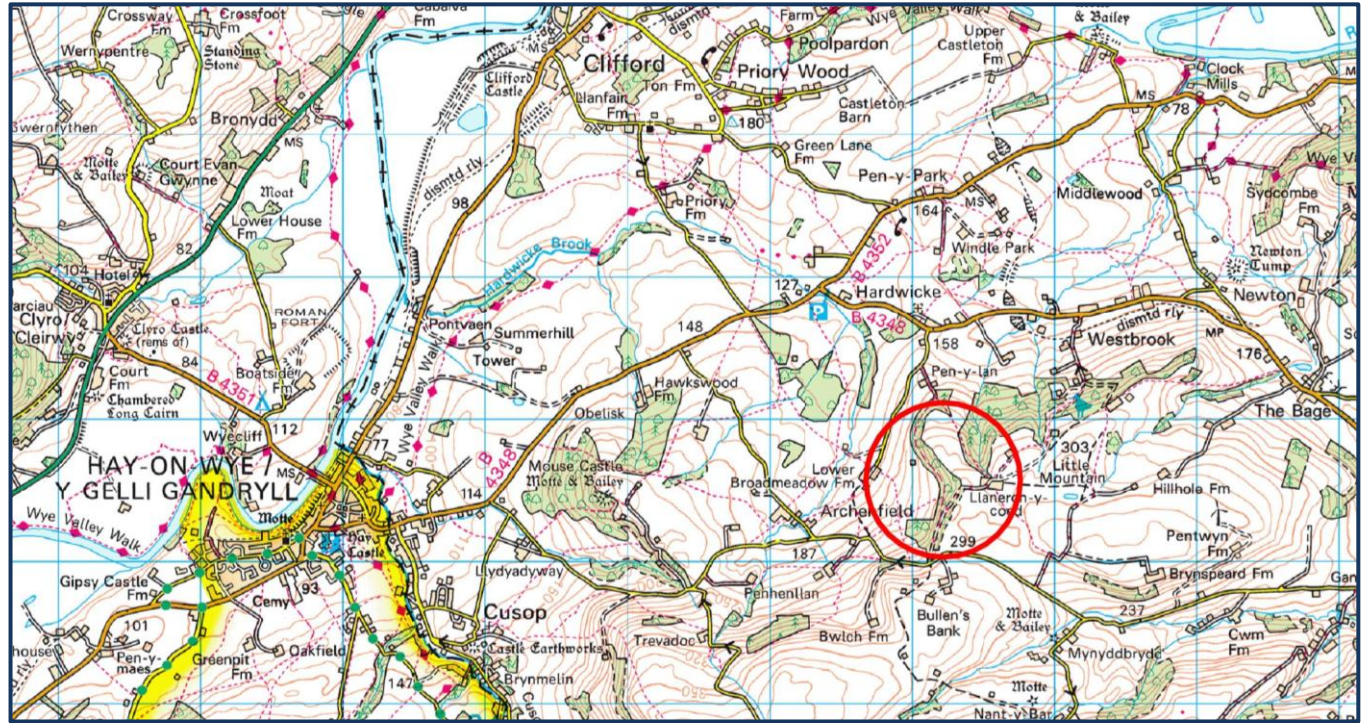
(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in the relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statement shall not be entitle the purchasers to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. Interested perspective purchasers are recommended to obtain an independent survey report on this property.

Health and Safety Notice

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any 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 a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP have any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

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Contact

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

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.





INFORMAL TENDER DOCUMENT

Land known as Allt Common and Part of
Pen-y-Lan, Hardwicke, Hay on Wye, Herefordshire, HR3 5TA

Your Details

Full Name/s:.....

Address:.....

.....

Telephone:.....

Email:.....

As a whole:

I/we hereby offer **for the whole** in the sum of £.....

(in words).....

Is your offer subject to a mortgage, borrowings or a property sale?

.....

Solicitor's details:

Name:.....

Company:.....

Address:.....

Telephone Number:.....

Email Address:.....

Additional Comments (if required):

.....

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.....

I/we confirm that I/we have included a copy of the following documentation for money laundering purposes:

- 1. Photo ID for example Passport or Driving Licence.
- 2. Residential proof of address ID, for example current Utility Bill.

Signed:.....

Dated:.....

Tenders to be received at
Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire, HR3 5BU
by **12 Noon on Friday 24th October 2025**
marked "Informal Tender for Land known as Allt Common and Part of Pen-y-Lan" in a sealed envelope for the Attention of Mr Matthew Nicholls.

The vendors reserve the right to accept any offer, which may not be the highest offer and indeed reserve the right not to accept any offer at all. Subject to prior sale.