



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**LAND AT LEYSTERS,  
LEOMINSTER, HEREFORDSHIRE, HR6 0HU  
About 10.972 Acres, 4.44 Hectares.**

**Two desirable parcels of grassland with road frontage and tremendous views to the Welsh border.**

**LOT 1**



**LOT 2**



**For Sale by Informal Tender in 2 Lots or as a Whole**

***Lot 1 'Spring Meadow' – 7.277 Acres – Guide Price - £75,000+***

***Lot 2 'Shortlands' – 3.695 Acres – Guide Price - £40,000+***

***Tender Closing Date – 12 Noon on Friday, 22<sup>nd</sup> August 2025***

**NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# LAND AT LEYSTERS, LEOMINSTER, HEREFORDSHIRE, HR6 0HU

## Approximate Distances (Miles)

Tenbury Wells – 4, Leominster – 5, Ludlow – 8.5.

## Directions

From Tenbury Wells take the A4112 west towards Leominster, at Leysters Pole crossroads turn right for Middleton on The Hill/Little Hereford and the Lot 1 field gate will be found on the left of the lane after 130 metres with Lot 2 on down the lane.

**what3words: ///aquatics.shed.guarding (Lot 1)**

**///including.lays.goodbye (Lot 2)**

## Situation and Description

The land is conveniently situated alongside the council road and just off the A4112. The land comprises of two adjoining parcels of level and gently sloping grassland of which Lot 1 may be suitable for arable cropping. The fields are strongly hedged and fenced with some oak and ash providing shade and shelter. The land lies between about 185m and 200m and has a north westerly aspect and enjoys tremendous views to the Welsh borders.

**Lot 1 – 7.277 Acres, 2.945 Ha (coloured green).**

**Lot 2 – 3.695 Acres, 1.495 Ha (coloured red).**

**Lot 3 – The Whole – 10.972 Acres, 4.44 Ha.**

## Services

Metered mains water is connected to a field trough in the hedge between Lot 1 & Lot 2. Lot 2 will take over the supply and be responsible for moving the trough into Lot 2. Lot 1 will be responsible for applying for a new connection to the main which is believed to be in the lane.

## Nitrate Vulnerable Zone (NVZ)

The land is not included within a designated NVZ.

## Basic Payment Scheme, Countryside Stewardship & SFI

The land is not in a Countryside Stewardship or Sustainable Farming Incentive scheme. No BPS delinked payments are included. Rural Payments Agency – Tel: 03000 200 301

## Easements, Wayleaves and Rights of Way

No public footpaths or bridleways cross over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

## Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchasers will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining boundaries nor the ownership thereof.

## Timber, Sporting and Mineral Rights

So far as they are owned these are included in the sale.

## Planning Uplift

No overage will apply to this land sale.

## Local Authority

Herefordshire Council - Tel: 01432 260000

## Method of Sale

The property is for sale by informal tender with best offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at **12 noon on Friday, 22<sup>nd</sup> August 2025.**

## Tenure, Possession and Completion

Freehold – Part LR Title tbc. Vacant possession on completion which is to be no later than Friday 3<sup>rd</sup> October 2025.

## Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to provide certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

## Vendor's Solicitors

Gabbs Solicitors, Alton Court Mews, 26A Broad Street, Leominster, Herefordshire, HR6 8BS.

Tel: 01568 616333 – Contact: Rachael Hughes.

Email: [rhughes@gabbs.biz](mailto:rhughes@gabbs.biz)

## Viewing

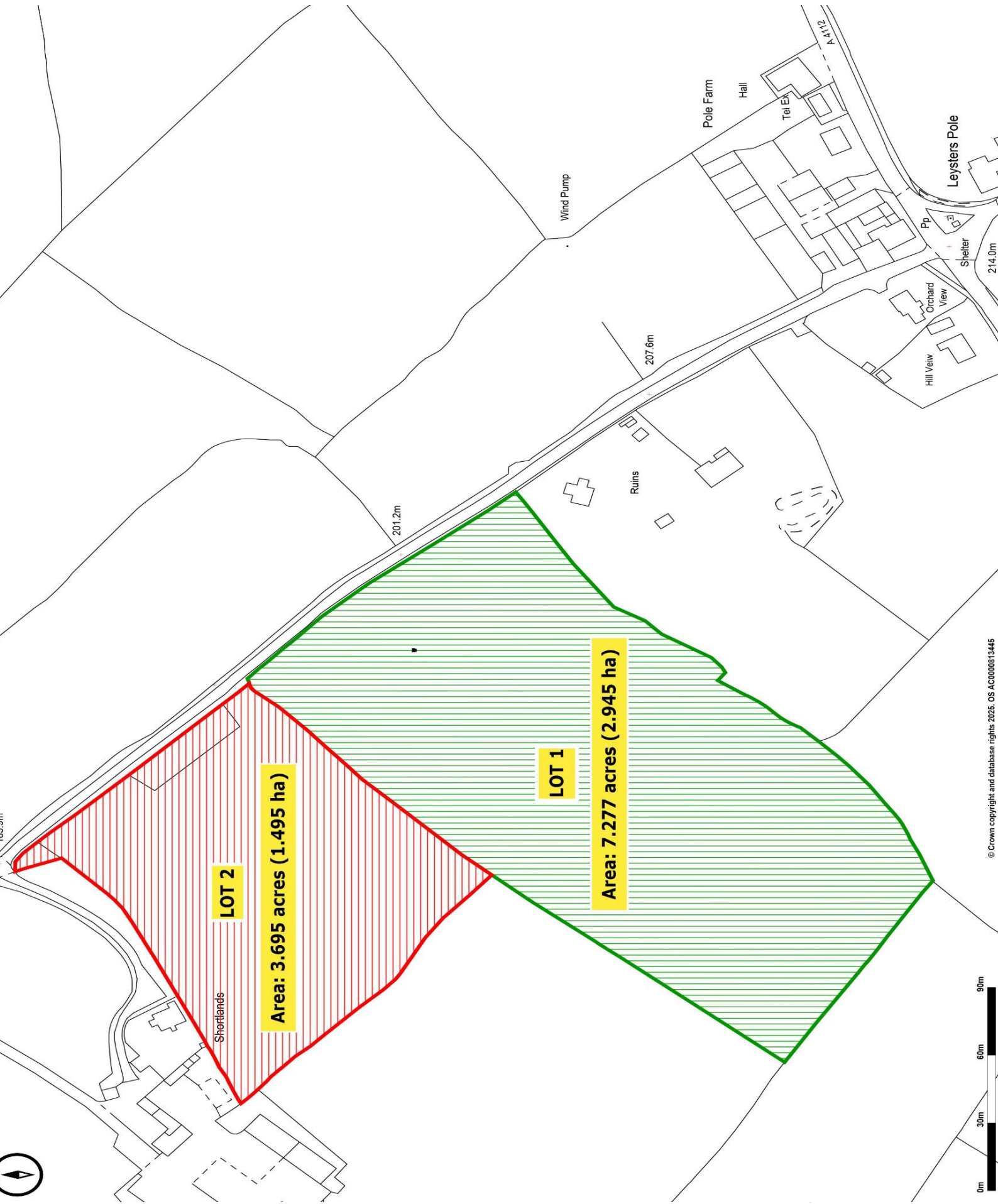
Contact Nick Champion – Tel: **01584 810555**

Ref: NIC1295 – Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

View all of our properties for sale or to let at: [www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs & Particulars: July 2025.





These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.