



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## LAND AT HATFIELD, LEOMINSTER, HEREFORDSHIRE, HR6 0SG ABOUT 149.75 ACRES, 60.60 HECTARES

### AN EXCELLENT RING FENCED BLOCK OF GRASS AND ARABLE LAND

- GRADE 2 AND 3 ARABLE LEYS AND GRASS LAND
- PARCEL OF OPEN GRAZED WOODLAND
- MATURE HEDGEROW, OAK AND ASH
- SPRING FED DUCK POOL
- BOREHOLE WATER SUPPLY
- ROAD FRONTAGE



**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £1,100,000**

**NICK CHAMPION LTD**

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



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## APPROXIMATE DISTANCES

Tenbury Wells – 6.5 miles, Bromyard – 7 miles, Leominster – 8 miles, Ludlow – 14 miles, Hereford – 20 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after approximately 1.5 miles turn left on Oldwood Common signposted Bockleton. Proceed for 4.3 miles and at the cross roads turn right signposted Hatfield and continue along the lane for 0.6 mile and the land at Common Farm will be found adjoining the road as indicated by a Nick Champion 'For Sale' board

## SITUATION & DESCRIPTION

Land at Common Farm is very peacefully and beautifully situated amidst rolling countryside on the Herefordshire/Worcestershire borders.

The ring fenced mainly level and undulating arable and pasture land is currently all down to grass and includes some third year leys. A good proportion of the land is suitable for high yielding combinable and root cropping. The permanent pasture land is similarly in good heart and provides strong grazing with ample shelter from the numerous mature Oak trees within the strongly hedged and newly fenced field boundaries. Two parcels of permanent pasture with open grazed woodland including stool Ash slope down to the Humber Brook.

The soil is a typical reddish-brown Herefordshire medium clay loam and is classified Grades 2 and 3. The land lies between its 175m & 250m contours and drains mainly towards the west.

An attractive spring fed natural pool in NG 9945 provides duck flighting opportunities.

The land has an electrically pumped strong borehole water supply connected to numerous field troughs.

In all the land at Common Farm extends to about 149.751 acres, 60.602 hectares. See plan attached to these particulars.

## SCHEDULE – (taken from RPA mapping)

NG Field No.	Cropping	Hectares	Acres
6284	Permanent Pasture	2.39	5.91
6099	Permanent Pasture	2.01	4.98
5095	Permanent Pasture	1.04	2.57
3995	Permanent Pasture	1.19	2.94
3908	Permanent Pasture	1.26	3.11
2304	Ley (2015)	4.27	10.55
0204	Permanent Ley	3.72	9.19
9923	Permanent Pasture	3.96	9.79
1923	Permanent Ley	4.06	10.03
3821	Permanent Pasture	2.81	6.95
3834	Permanent Pasture	1.92	4.74
1838	Permanent Pasture	2.04	5.04
9945	Permanent Pasture, Woodland & Pool	3.25	8.03
8348	Permanent Pasture	3.64	9.00
1850	Ley (2017)	2.80	6.92
3747	Permanent Ley	2.96	7.31
5043	Permanent Pasture	1.41	3.49
4164	Ley (2017)	2.45	6.05
3475	Ley (2017)	3.09	7.63
1569	Permanent Pasture & Open Woodland	5.61	13.86
8764	Permanent Pasture & Open Woodland	4.60	11.37
3683	Woodland	0.29	0.72

## SERVICES

Electrically pumped private borehole water.  
A Welsh Water main is situated alongside the Hatfield Lane adjacent to the land. Welsh Water – Tel: 0800 917 2652

## NITRATE VULNERABLE ZONE

Common Farm lies within a Nitrate Vulnerable Zone - Groundwaters.

## BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme and the farm received £14,208.02 in 2018. 60 Non-SDA Entitlements will be taken to at £150 + VAT per entitlement. The 2019 Basic Payment will be retained by the Vendors.

## STEWARDSHIP

The farm is not currently entered in any Environmental or Countryside Stewardship Schemes, but is ideally suited as it is located within the Herefordshire Plateau priority area.

## INGOING

There are no stocks or growing crops to be taken to by the Purchaser.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

A public footpath and a bridleway cross over the farm. All prospective Purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

## PLANS, SCHEDULES & BOUNDARIES

The farm plan with 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 Purchaser should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors' Agents will be responsible for defining boundaries or ownership thereof.

## TENURE

Freehold with vacant possession on completion.

## LOCAL AUTHORITY

Herefordshire Council -Tel: 01432 260000

## METHOD OF SALE

The property is for sale by private treaty as a whole with offers invited from proceedable purchasers.

## VIEWING

By prior appointment with the Sole Agent: –  
Nick Champion  
Tel: 01584 810555  
Email: [nick@nickchampion.co.uk](mailto:nick@nickchampion.co.uk)

To view all of our properties for sale and to let, go to:-  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## VENDORS' SOLICITORS

Norris and Miles Solicitors  
6 Market Square, Tenbury Wells, WR15 8BW.  
Attention of Nick Walker  
Tel: 01584 810575  
E-mail: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

## AGENTS' NOTE: DISCLAIMER

Please note that as required under the Estate Agents Act we declare that Mr. Nicholas Charles Champion, Director of Nick Champion Limited is an Executor of the Estate offering this property for sale.

Photographs taken on 14<sup>th</sup> June 2017 and 6<sup>th</sup> June 2018.  
Particulars prepared March 2019.



