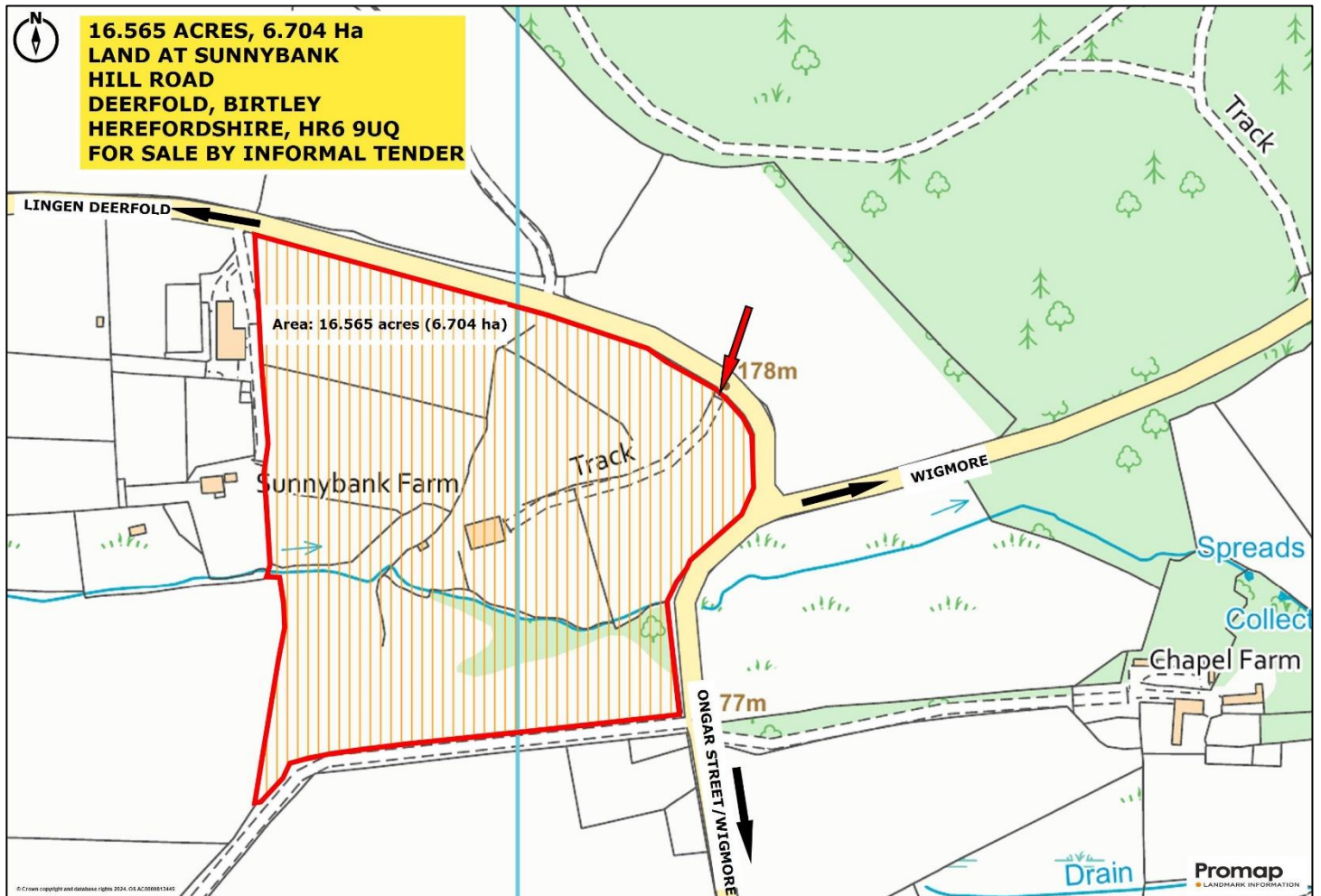




LAND AT SUNNYBANK, HILL ROAD, DEERFOLD, BIRTLEY, HEREFORDSHIRE, HR6 9UQ

About 16.565 acres, 6.704 hectares.

An idyllic block of ring-fenced grassland with centrally situated farm buildings offering some conversion potential.



For Sale by Informal Tender as a Whole

Tender Closing Date – 12 noon on Friday, 8th November 2024

GUIDE PRICE: OFFERS OVER £180,000.

LAND AT SUNNYBANK, HILL ROAD, DEERFOLD, BIRTLEY, HEREFORDSHIRE, HR6 9UQ

Approximate Distances (miles)

Wigmore – 1.5, Leominster – 10, Ludlow – 10.

Directions

From the A4110 in Wigmore take the lane just to the south of Teme Valley Tractors depot for 1.5 miles and at the first road junction the land lies immediately ahead. Turn right and the gated entrance to the land is 75 metres on the left as identified by a Nick Champion for sale board.

what3words: [///kinds.steadier.speeding](#)

Situation and Description

Delightfully and privately situated amidst glorious North Herefordshire rolling countryside, the land and buildings may provide a superb opportunity for establishing a residential smallholding or equestrian unit subject to planning. The land comprises of a ring-fenced block of gently sloping LFA grassland with a south easterly aspect, bounded by high hedges and dissected by a stream. The land lies between 172 metres and 205 metres and is amply sheltered by the numerous hedgerow ash, oak and sycamore trees and holly hedging. Centrally situated within the land is an historic timber framed and weatherboarded barn on a brick & stone base forming 3 bays with loft area (38'6" x 16' 9") and offering the potential for residential conversion subject to survey and planning. Attached is a 2-bay pole and sheeted barn extension (31' x 17') to the west gable end and a 5-bay pole, sheeted and Yorkshire boarded cattle/sheep shed lean-to on the south side (70' x 33'). A timber framed calf shed (13' x 12'4") is set nearby to the west. The land has an additional field entrance at the southwest corner onto an unclassified road and the many quiet lanes and tracks in the locality will appeal to horse riders.

Services

The land has a well with rights in favour of Sunnybank Farm and spring water (see contract). Overhead electricity lines crossover the land.

Nitrate Vulnerable Zone (NVZ)

The land is not included within a designated NVZ.

Timber, Sporting and Mineral Rights

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

Basic Payment Scheme and Stewardship

The land is not in any 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.

Natural Capital, Carbon Sequestration, Biodiversity Net Gain & Development

The land may offer some investment potential.

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey and Land Registry Title data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchaser 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.

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, 8th November 2024.**

Tenure, Possession and Completion

Freehold – Exchange of contracts is to be within 4 weeks of contract issue. Vacant possession on completion.

Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to include 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

Greens Solicitors, 9/10 King Street, Ludlow, Shropshire, SY8 3AQ
Tel: 01584 873918 – Contact: Mr A Whittle.
Email: andrew@greensolicitors.com

Viewing

Contact Nick Champion – Tel: **01584 810555**
Ref: **NIC1248** – Email: info@nickchampion.co.uk

View all of our properties for sale or to let at:
www.nickchampion.co.uk

Photographs & Particulars: 5th September 2024.



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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.