

## Great West Field at Kingsland, Herefordshire, HR6 9SA

Guide Price £150,000 - £200,000

FOR SALE BY INFORMAL TENDER UPON VALUED INSTRUCTION FROM MR & MRS J GITTINS

A fantastic opportunity to purchase 10.06 acres (4.07ha) of level and productive amenity pastureland in one enclosure with a mains water supply and good access off the A4110.

Tenders close Wednesday 15<sup>th</sup> September at 12 noon.



McCartneys LLP  
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#### Foreword

Great West Field has been within the Gittins family for almost 100 years and has not been ploughed for at least 70 years. It is in one enclosure and amounts to approximately 10.06 acres (4.07 ha) currently laid to permanent pasture, offering potential for agricultural, equestrian, amenity, or recreational purposes. The land is level and is suitable for mowing, if required. There is also a mains water supply via a water trough in the hedge adjacent to the A4110. The land is well fenced and bound by mixed species mature hedgerows.

The land is conveniently situated within the renowned farming area of North Herefordshire, sitting approximately 1 mile from the popular village of Kingsland, which provides two popular public houses, village owned post-office, OfSTED outstanding primary schooling, village hall, doctor's surgery and church

There are a number of larger towns and cities within the region that provide good road and rail networks including Leominster 5 miles, Ludlow 13 miles and Hereford 16 miles.

#### Uplift Clause / Overage Agreement

The land is being offered for sale subject to an uplift clause stating that if within 25 years from the purchase date the buyer develops the land or obtains planning permission for such, 50% of any increase in value is payable to the current seller.

#### Adjoining Property Sale

Kings Field, Kingsland is also for sale by informal tender, which is a 14.5 acre smallholding with a range of outbuildings and a cottage farmhouse in need of complete modernisation. This land adjoins Kings Field, and prospective purchaser may be included in both properties due to their proximity.

#### Tenure

Is Freehold.

#### Possession

Vacant possession available upon completion.

#### Sporting Rights

These are in hand and will pass with the sale of the freehold.

#### Timber

All growing timber is included in the sale of the property.

#### Basic Payment Scheme (BPS)

The land is registered with the RPA. No BPS entitlements are included in the sale, however, they will be available by separate negotiation. The land lies in the Non SDA region of England. Further information can be sought from the Rural Payments Agency, PO Box 69, Reading RG1 3YD Tel. 03000 200301

#### Agri-Environment Schemes

The land is not currently subject to any agri-environmental scheme.

#### Local Authority

Herefordshire Council, Plough Lane, Hereford, HR4 0LE. Tel: 01432 260 000

#### Plans, Areas & Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale, nor entitle either party to compensation. The plan is for the purposes of identification only and is based on the Ordnance Survey Sheets.

#### Planning

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become to be in force, and subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without any obligation on the vendors to specify them.

#### Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

#### Wayleaves, Easements & Rights of Way

The property is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared.

#### Access

Direct access off the A4110 public highway.

#### Water

The land benefits from mains water supplies.

#### Guide Price

This is an indication of the seller's current minimum acceptable price. The guide price is given to assist prospective purchasers in deciding whether or not to pursue a purchase.

#### Method of Sale

The land is offered for sale by Informal Tender. Written tenders are to be received in writing at the McCartneys, Craven Arms office on the prepared Tender Form by no later than 12 noon on Wednesday 15<sup>th</sup> September 2021.

**Tenders to be placed in a sealed envelope and marked 'Great West Field, Kingsland'.**

The Vendor reserves the right to refuse the highest or indeed any tender.

#### Anti-Money Laundering Regulations

The successful purchaser should please provide a photographic form of ID such as driver's licence or passport, and a utility bill or bank statement confirming their home address.

#### Health & Safety

The Agent advises all prospective purchasers when viewing the property to take due care.

#### Viewing

Strictly by prior appointment with the agents - McCartneys Tel: 01588 672 385. Opening Hours: Mon-Fri: 9:00 am - 5:00 pm

#### Directions

The land is situated adjoining the A4110 between the villages of Mortimers Cross and Kingsland, as identified by the agents for sale board.

Details Last Updated: Friday, 30 July 2021

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

#### MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.

Tel: 01584 872251.

REGISTERED NO: OC310186

**INFORMAL TENDER FORM**

**GREAT WEST FIELD, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9SA**

**Informal Tenders Closing Date:** Wednesday 15<sup>th</sup> September at 12 noon at the Agent's Craven Arms Office

I/We offer the sum of

£.....WORDS

My/our position is:

1. Cash Purchaser(s) with finance available
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other, please specify.....

Please nominate your preferred completion date .....20.....

Your Details

Name .....

Address.....

.....

Telephone .....Mobile.....

Email .....

Solicitor Details

Name .....Tel.No.....

Address .....

**Bank Details of main finance (if applicable)**

Name of Contact .....Tel.No. ....

Name of Bank .....

Address .....

Signed .....

This form is to be returned no later than **12 noon on Wednesday 15<sup>th</sup> September 2021** to  
McCartneys, Corvedale Road, Craven Arms, Shropshire, SY7 9EN.  
Please mark envelope "Tender for Great West Field, Kingsland"



**Promap**  
LANDMARK INFORMATION

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Licence number 100023891  
Printed Scale - 1:4000. Paper Size - A4