

## Land at Adforton, Leintwardine, Herefordshire

### Offers Invited – Guide Price In Excess of £50,000

A unique opportunity to purchase 1.26 acres (0.51ha) of accommodation pastureland, with a small agricultural barn on the edge of a Herefordshire village, ideal for agricultural, equestrian, amenity, or recreational purposes. Prospective planning potential subject to the necessary consents.



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#### Foreword

The land is set within one enclosure set within a ring fence and amounts to approximately 1.26 acres (0.51 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, and served by natural water supplies. The land is well fenced and bounded by mixed species mature hedgerows.

The land is conveniently situated within the renowned farming area of North Herefordshire and is situated on the edge of the village of Adforton.

There is no planning consent attached to the land, it is the prospective purchaser's responsibility to fully explore this opportunity, should it be of interest.

#### Building

There is a small timber pole and corrugated iron fodder barn with open sides requiring attention.

#### 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.

#### 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, County Offices, Plough Lane, Hereford, Herefordshire, HR4 0LE. Tel. 01432 260500

#### Plans, Areas & Schedules

These are based on the Rural Land Register Map 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 council-maintained public highway.

#### Water

The land benefits from natural water supplies.

#### 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

From Leintwardine proceed south on the A4110. Follow this road into the village of Adforton and turn right just before the church car park. Proceed up the lane for a short distance and the land is situated just on the far edge of the village, on the crossroads.

Details Last Updated: Tuesday, 19 April 2022

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



Land Schedule			
Parcel Number	Description	Hectares	Acres
SO3971 6001	Permanent Pasture	0.51	1.26



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