



Field Number	Acreage	Hectares	Description
Land at Eardisland	5.30	2.15	Pasture
<b>TOTAL</b>	<b>5.30</b>	<b>2.15</b>	



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## LAND AT EARDISLAND, HR6 9BH

**GUIDE PRICE £75,000**

Approx. 5.30 acres (2.15 hectares) of pastureland available in one lot.

**FOR SALE BY INFORMAL TENDER WITH TENDERS  
CLOSING AT 12 NOON ON FRIDAY 14<sup>th</sup> APRIL 2023**

**johnamos  
& COLTD**

A Bruton Knowles LLP Company

01568 61007  
johnamos.co.uk

**BK** Bruton Knowles

**INFORMAL TENDER**

## INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale by Informal Tender approximately 5.30 Acres (2.15 Hectares) of Grade II pastureland at Eardisland, Leominster in one lot.

## DESCRIPTION

The land comprises of a flat pasture field with an agricultural building. The field has been used for livestock grazing. There is a portal frame building in the South West corner of the field which has been used for agricultural purposes. The land is presently being grazed under a verbal Grazing Licence until 31<sup>st</sup> March 2023.

## ACCESS

The land benefits from two road access gateways. Both gates have been recently used.

## FIELD BOUNDARIES

The fields are bounded by a mixture of mature hedges and barb wire with pig netting fences and is in a reasonably stockproof condition.

## SERVICES

The field has no mains water. The field does have the right to extract water from the unnamed brook on the adjacent side of the road.

## UPLIFT

The Vendors will retain an uplift on all lots for future development value for 30% for 30 years for any residential development, unless alternative has been agreed prior and in writing with the Informal Tender form.

## BASIC PAYMENT SCHEME

Not registered and not claimed.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

## TENURE

The land is freehold. The land is subject to a verbal Grazing Licence until 31<sup>st</sup> March 2023 and have vacant possession thereafter.

## BOUNDARIES

Any purchaser(s) 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.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

## VIEWING

Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact John Amos & Co. on 01568 610007.

## METHOD OF SALE

The land is offered for sale by Informal Tender at a guide price of £75,000. Tenders close at 12 noon on **Friday 14<sup>th</sup> April 2023**. All Tenders should be addressed to Unit 5 Flexspace, Leominster Enterprise Park, Brunel Road, Leominster, HR6 0LX marked "Tender – Land at Eardisland".

## COMPLETION

Completion is scheduled for Friday 12<sup>th</sup> May 2023.

## MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Informal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

## AGENTS

John Amos & Co, Unit 5 Flexspace, Leominster Enterprise Park, Brunel Road, Leominster, HR6 0LX

**Tel:** 01568 610007 / 07514 493 039

**Hannah Morgan MRICS FAAV**

**Email:** hannah.morgan@brutonknowles.co.uk

## DIRECTIONS

From Leominster take the A44 travelling West towards Eardisland and Pembridge, at the Barons Cross Inn junction continue straight onto the B4360. Continue on the B4360 and then the B4529 for 4 miles until you reach the village of Eardisland. Continue over the bridge, pass a left hand turn for Burton Court and the field will be the next on the left hand side. The field is next to Eardisland Campsite. The field will be marked with Agent's Sale Boards.



**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. March 2023

**INFORMAL TENDER  
LAND AT EARDISLAND, LEOMINSTER,  
HEREFORDSHIRE, HR6 9BH**

(To be completed in CAPITALS save for the signature(s))

To: John Amos & Co., Unit 5 Flexspace, Leominster Enterprise Park, Brunel Road, HR6 0LX

I/We .....

of .....

..... Postcode .....

Telephone .....

Email .....

Mobile .....

Dated .....

Signed .....

**MONEY LAUNDERING**

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I/We hereby Tender for the Freehold purchase of land at Eardisland, Leominster

*Complete as appropriate*

Description	Tender Bid
Approx. 5.30 acres of land at Eardisland, Leominster	£
Please write Tender bid in words	

Please outline your proposals and provide any further information overleaf.

Witness:-

Name .....

Address .....

..... Postcode .....

Telephone .....

Email .....

Mobile .....

Dated .....

Signed .....

Mark Tender envelope:-

**“INFORMAL TENDER – LAND AT EARDISLAND, LEOMINSTER”**

and return to

John Amos & Co., Unit 5 Flexspace, Leominster Enterprise Park,  
Brunel Road, Leominster, HR6 0LX

No later than **12 NOON** on **FRIDAY 14<sup>th</sup> APRIL 2023**

Additional Conditions (if any)