

# Land at Orleton, Herefordshire, SY8 4HY

**BK** Bruton Knowles

For Sale by Informal Tender – Guide Price £110,000

11.23 acres (4.54 ha) of pastureland in beautiful Herefordshire countryside



# Land at Orleton, Herefordshire, SY8 4HY

Approx. 11.23 acres of Pastureland For Sale by Informal Tender

## INTRODUCTION

Bruton Knowles are delighted to have received kind instructions to offer for sale by Informal Tender approx. 11.23 acres of pastureland near Orleton, Herefordshire in one lot.

## DESCRIPTION

Extending to approx. 11.23 acres, the land is level and has previously been both arable and grassland. The land is presently laid to pasture, having been grazed with sheep. The land is bisected by a small ditch, leaving a larger parcel of 8.2 acres of legume rich grassland, and a further 2 acre parcel of land with various trees interspersed. The land is classified as of Grade 3 on the English Land Classification.

## FIELD BOUNDARIES

A railway defines the Eastern boundary of the land which is securely fenced – this must be crossed for access to the land but there is existing gated access. The rest of the fields are bounded by a mixture of mature hedgerows and trees and livestock fencing. 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.

## ACCESS

The sole access to the land is by crossing the aforementioned railway via double gates. This can be accessed through Inchmoor Farm. The land is to be sold with a light vehicle access right over Tunnel Lane and through the farmyard along the route marked blue on the attached plan. Please note, access is only available by crossing the railway line. The amount of access and the route can be discussed and requirements detailed on the tender form.

## SERVICES

The land is sold without a water connection. The land has previously benefitted from a private water supply which could be reconnected by negotiation. Should this be negotiated, Vendor reserves the right to submeter the purchaser's water usage and charge at a standard water rate.

## LOCATION & DIRECTIONS

The land is situated between the village of Ashton and the larger village of Orleton, via Tunnel Lane. When leaving Leominster on the A49 towards Ludlow, continue for approx. 3.7 miles from the northern roundabout and take the second left after Berrington Hall on a right-hand bend. Continue on Tunnel Lane for 1.3 miles with Inchmoor Farm track on left-hand-side (if you cross the railway you've gone too far).

**what3words** – [///play.launched.clapper](https://www.what3words.com/play/launched.clapper)

## POTENTIAL ALTERNATIVE USE

Due to its isolation, the land presents opportunities for alternative uses including wildlife sanctuary/reserve, woodland, Biodiversity Net Gain (BNG), carbon capture and other uses.

## SPORTING, TIMBER and MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale. Any timber presently cut in the fields will be removed prior to completion of the sale.

## 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

Due to the railway, all viewings must be accompanied. Please contact the agents on 01568 610007 to make arrangements. All viewings are undertaken at your own risk and utmost care must be taken when crossing the railway track.

## TENURE

The land is offered Freehold and vacant possession upon completion.

## METHOD OF SALE & TENURE

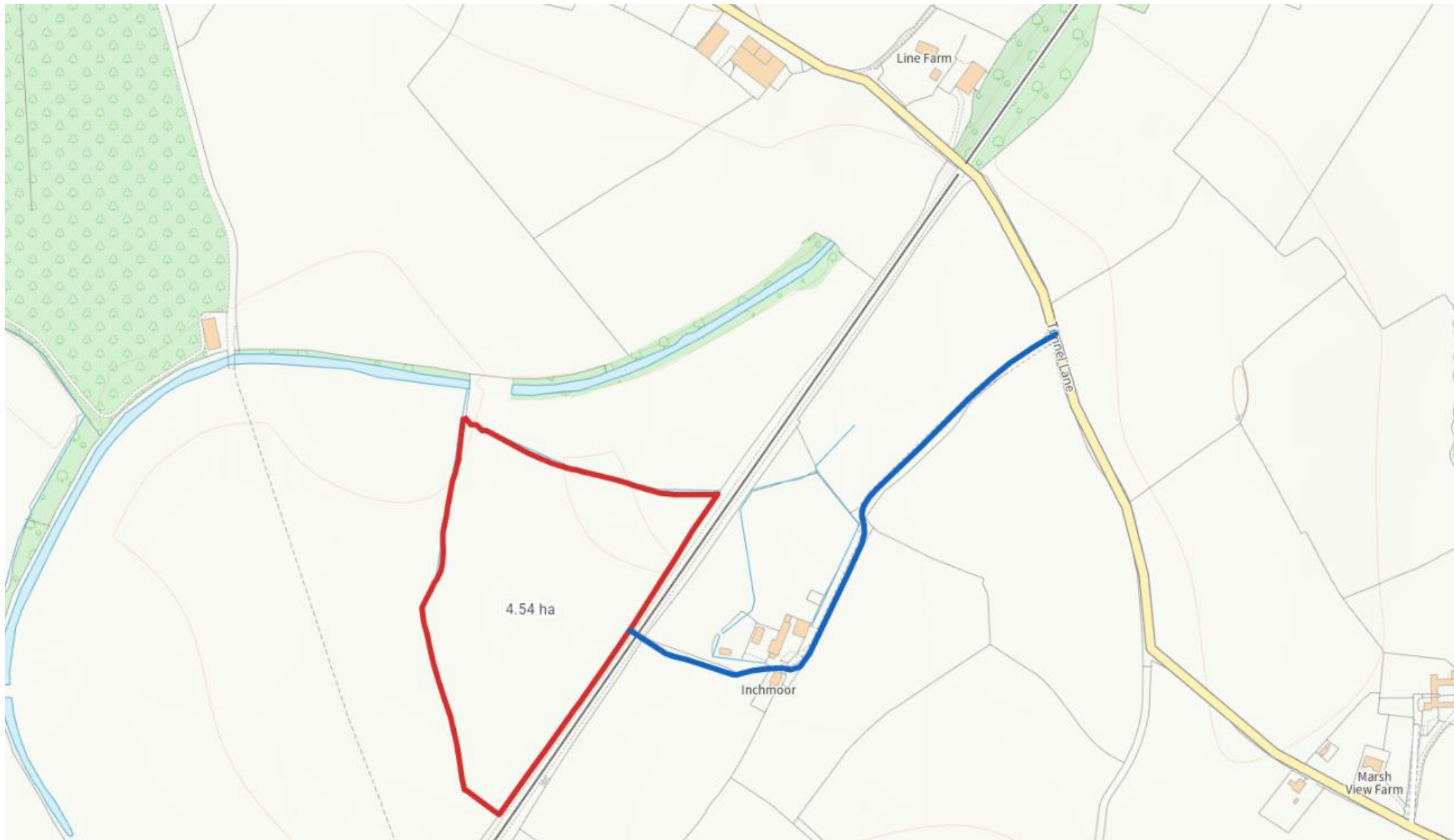
The land is offered for sale by Informal Tender at a guide price of £110,000, unless previously sold.

Tenders close at **Noon on Thursday 21<sup>st</sup> March 2024**. All tenders should be addressed to **Bruton Knowles, Easters Court, Leominster, Herefordshire, HR6 0DE** and marked 'Tender – Land at Inchmoor, Orleton' or via email to [hannah.morgan@brutonknowles.co.uk](mailto:hannah.morgan@brutonknowles.co.uk)

## 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.





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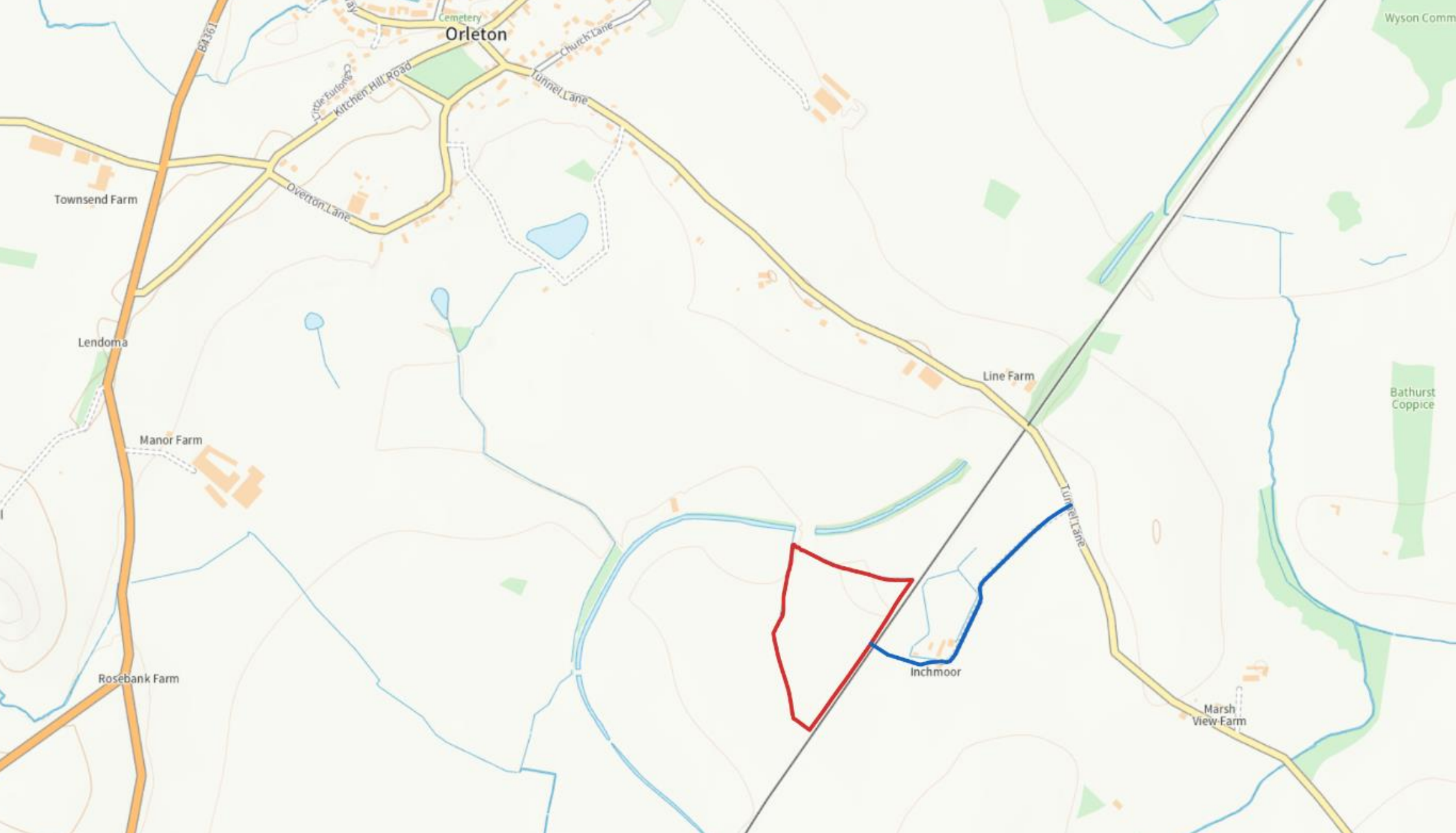
### Land Plan



### Leominster Office

Easters Court, Leominster, Herefordshire

Tel: +44 (0) 1568 610007



**CONTACT**

Easters Court,  
Leominster,  
Herefordshire,  
HR6 0DE

**Hannah Morgan BSc (Hons) MRICS FAAV**

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M: 07514 493039

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**Ben Owen BSc (Hons)**

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M: 07719 092907

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**BK** | Bruton Knowles



**INFORMAL TENDER**  
**LAND AT INCHMOOR, ORLETON**  
**HEREFORDSHIRE, SY8 4HY**

(To be completed in CAPITALS save for the signature(s))  
 To: Bruton Knowles, Easters Court, Leominster, Herefordshire, HR6 0DE

I/We .....

of .....

..... Postcode .....

Telephone ..... Email .....

Mobile ..... Dated .....

Signed .....

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I/We hereby Tender for the Freehold purchase of land at Inchmoor, Orleton, Herefordshire.

*Complete as appropriate*

Description	Tender Bid
Approx. 11.23 acres of land at Inchmoor, Orleton, Herefordshire	
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 INCHMOOR, ORLETON”**

and return to

Bruton Knowles, Easters Court, Leominster, Herefordshire, HR6 0DE or hannah.morgan@brutonknowles.co.uk

No later than **12 NOON** on **THURSDAY 21<sup>st</sup> MARCH 2024**

Additional Conditions (water / access/ additional)