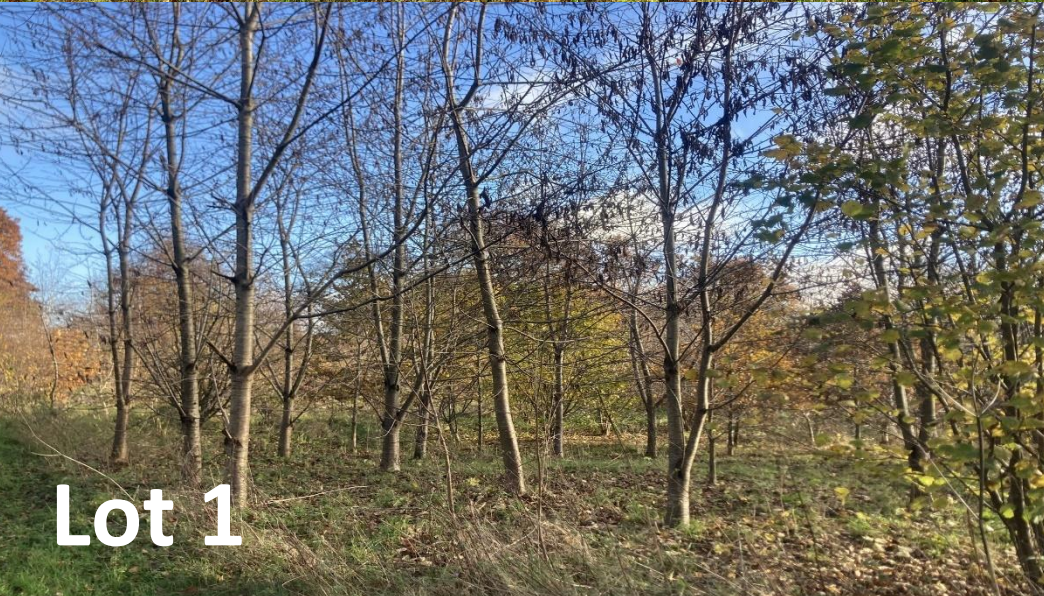


Land on Brickyard Road, Kington, Herefordshire, HR5 3HL

BK | Bruton
Knowles

For Sale by Formal Tender – Guide Prices Lot 1 £35,000 and Lot 2 £120,000

9.83 acres (3.98 ha) of pastureland and 2.30 acres (0.93 ha) of woodland in the beautiful Herefordshire countryside



Lot 1



Lot 2

Land on Brickyard Road, Kington, HR5 3HL

Approx. 9.83 acres of Pastureland and 2.30 acres of Woodland

For Sale by Formal Tender closing at 12 noon on Thursday 25th January 2024



INTRODUCTION

Bruton Knowles are delighted to have received kind instructions to offer for sale by Formal Tender approx. 9.83 acres of pastureland and 2.30 acres of woodland in two lots near Kington in Herefordshire.

DESCRIPTION

Lot 1 – Shown in Purple on the Land Plan - A mixed woodland with an Ancient Woodland Plantation and a Queen's Jubilee 2012 plantation. The entire woodland was thinned in Winter 2022 and gapped up where appropriate. The woodland has varieties which include but not limited to Silver Birch, Cherry, Birch, Field Maple and Oak.

Lot 2 - Shown in red on the Land Plan - Extending to approx. 9.83 acres, 0.27 acres being an access strip and 9.56 acres of undulating pastureland. It has been grazed with sheep through the Summer and Autumn. All sheep grazing the land will be removed by January 2024 and the land will be shut up for the winter. The land is in very good condition with productive swards. The land is accessed from the road through a new gateway and it will be responsibility of the purchaser to erect a fence along the boundary marked A to B on the plan. The land is enclosed within two parcels and has mature hedge boundaries. The land is classified as of Grade 4 pastureland.

FIELD BOUNDARIES

The boundaries to both lots are well defined with a combination of mature hedgerows and trees and livestock fencing. It will be the responsibility of the purchase of Lot 2 to erect a stock proof fence along the boundary labelled A to B within 30 days of purchase completion.

ACCESS

There are roadside access gates into both Lot 1 and Lot 2 from Brickyard Road.

SERVICES

The land is sold with no benefit of water. Water tanks in Lot 2 will be capped off prior to the sale completion.

UPLIFT

The Vendors will retain an uplift on all lots for future residential development value for 30% for 30 years.

TENURE

All lots are offered Freehold and vacant possession upon completion.

RESTRICTIONS ON USE

The purchasers of either lot are not to use the land for industrial uses.

SPORTING, TIMBER AND MINERAL RIGHTS

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

VIEWING

Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact Bruton Knowles Ltd on 01568 610 007. All viewing is undertaken at your own risk.

LOCATION & DIRECTIONS

The land is situated on the single track road known as Brickyard Road. To find the land, leave Kington on a Southern direction on the A411, continue for 1.8 miles, and take the first right hand turn signposted Kingswood. Continue on this road for 1.0 miles, past the Small Breeds Farm Park and take the next single track road on the lefthand side onto Brickyard Road. Continue for 0.3 miles and the entrance into the woodland gateway will be on the left hand side with the pastureland gateway being the next on the left hand side.

COMPLETION DATE

The proposed completion date is the 29th February 2024.

METHOD OF SALE

All of the land is to be offered for sale by Formal Tender with Tenders closing at 12 noon on **Thursday 25th January 2024** (unless previously sold). For any enquiries of a legal nature, please contact the Solicitors (please see details on the back page).

Tenders are to be delivered to Bruton Knowles Ltd at:-

Easters Court, Leominster, Herefordshire, HR6 0DE and marked "Tender – Land on Brickyard Road, Kington."

The Tender forms and legal pack will be available from the Vendor's Solicitor and Agent at least seven days prior to Tenders closing.

N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller's Solicitor. The detail in these particulars is for guidance only and should not be relied upon.

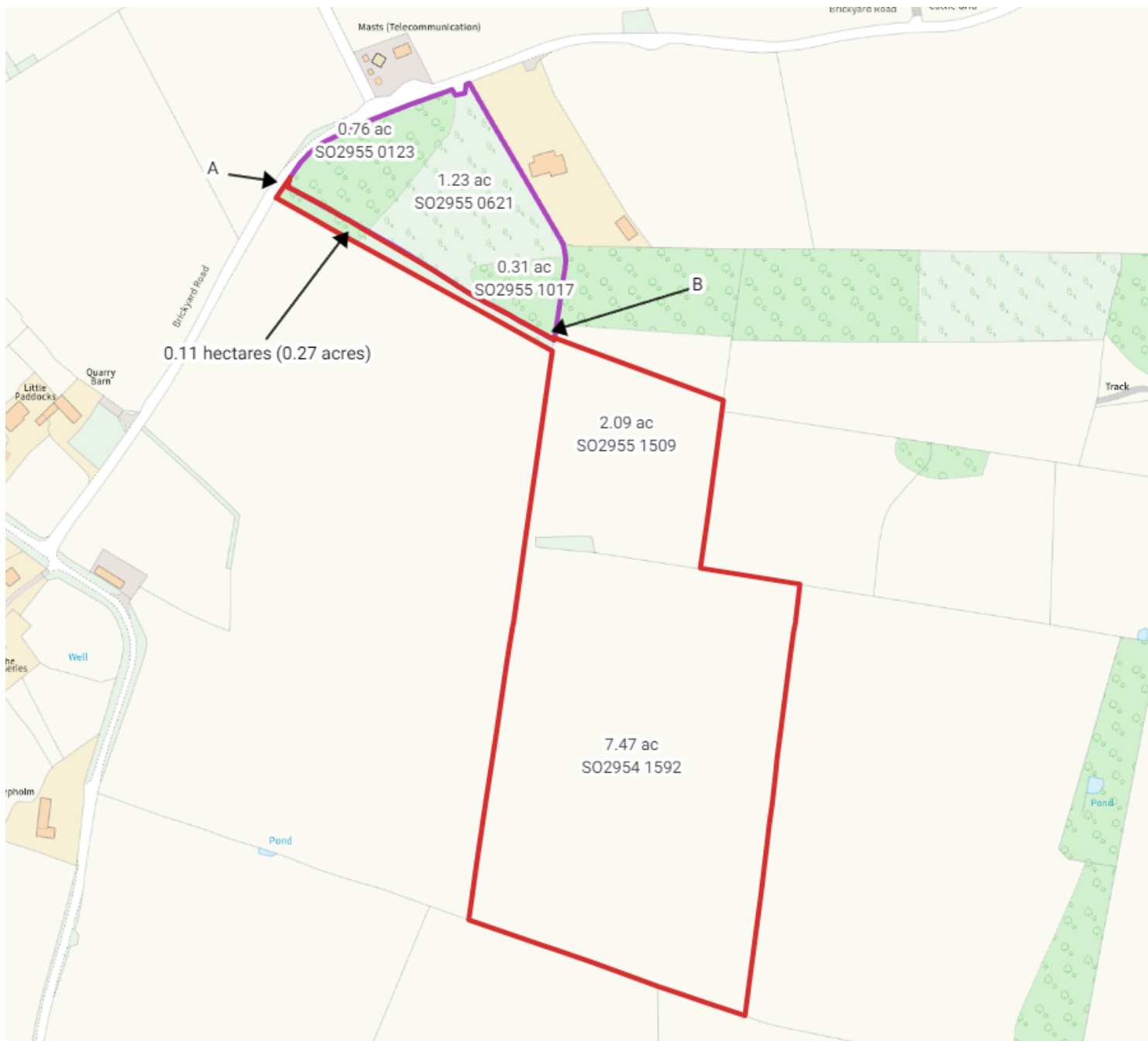
The successful purchaser will be required to pay a 10% deposit on acceptance of tender and the remaining 90% will be payable upon completion.

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.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal 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.



NOT TO SCALE

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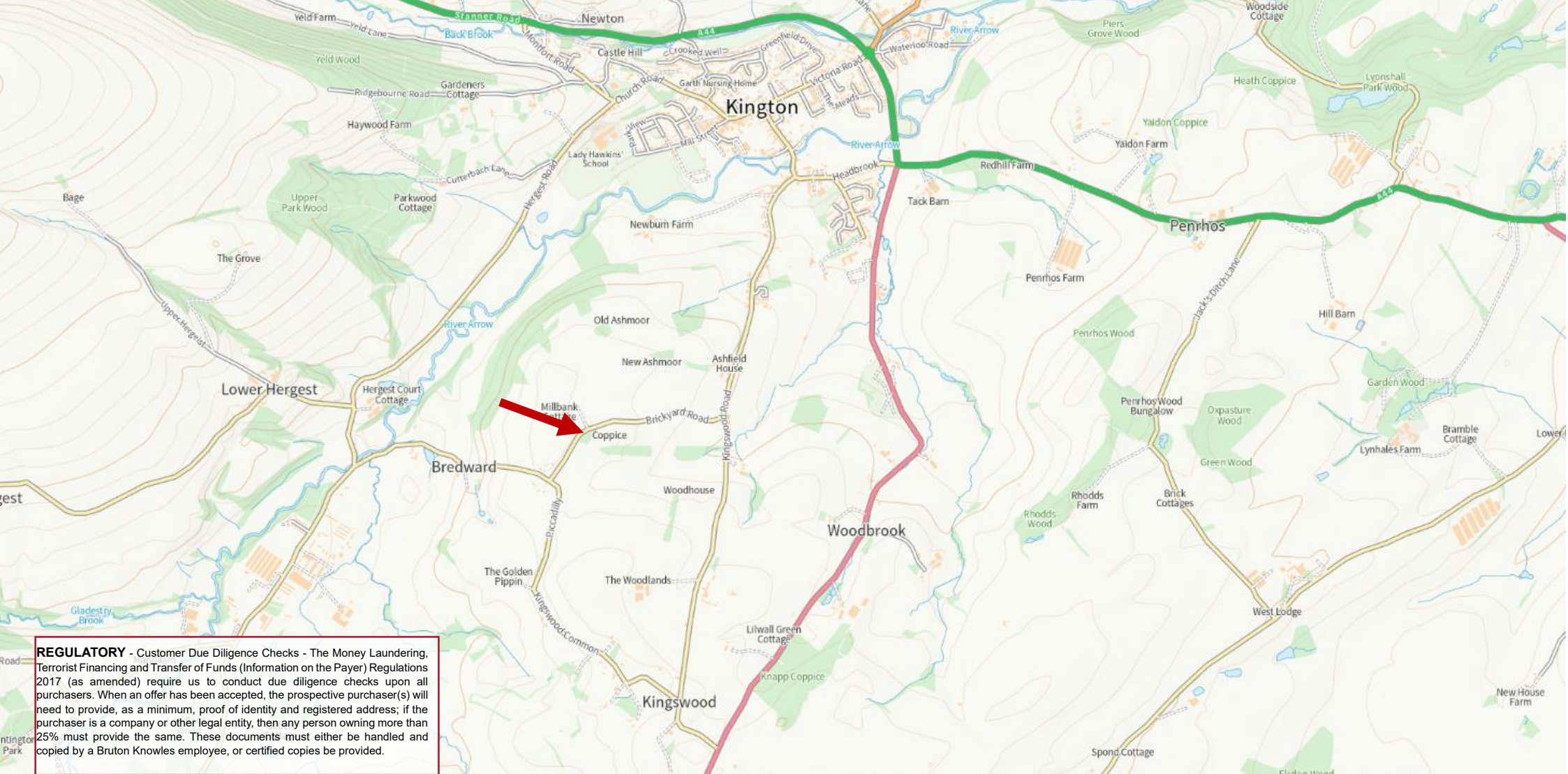
Land Plan



Leominster Office

Easters Court, Leominster, Herefordshire

Tel: +44 (0) 1568 610 007



REGULATORY - Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

AGENTS CONTACT

Easters Court,
Leominster,
Herefordshire,
HR6 0DE

Hannah Morgan BSc (Hons) MRICS FAAV
01568 610 007 / 07514493039
hannah.morgan@brutonknowles.co.uk

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

SOLICITORS CONTACT

MFG Solicitors LLP
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Ludlow, Shropshire
SY8 1DE

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susan.morrissy@mfgsolicitors.com

BK Bruton Knowles

