

Land in Marden, Herefordshire, HR1 3EN

BK Bruton Knowles

For Sale by Informal Tender – Guide Price £120,000

13.82 acres (5.59 ha) of vacant arable land adjacent to the River Lugg



Land in Marden, Herefordshire, HR1 3EN

Approx. 13.82 acres of Arable Land adjacent to the River Lugg
For Sale by Informal Tender closing at 12 noon on Thursday 27th June 2024

INTRODUCTION

Bruton Knowles are delighted to have received kind instructions to offer for sale by Informal Tender approx. 13.82 acres of arable land adjacent to the River Lugg, near Marden in Herefordshire.

DESCRIPTION

The land is a flat 13.82 acre field which has been farmed in an arable rotation which has included a variety of crops including maize and potatoes. The land has delivered strong yields and has been classified as predominately Grade 3 on the English land Classification scheme. The land has a loamy clayey soil.

The land is within Flood Zone 3, being adjacent to the River Lugg and is within a Nitrate Vulnerable Zone.

The land is not entered into any environmental schemes and has not been cropped this season. The land is not being sold with any right to delinked payments or entitlements.

FIELD BOUNDARIES

The boundaries to the field is a mixture of stock proof to both lots are well defined with a combination of mature hedgerows and trees and livestock fencing.

ACCESS

The land is accessed down a track with a Right of Way. A statutory declaration of access was signed in July 2009. For further information upon this, please contact the solicitors. The track crosses a railway line which is crossable by foot or by vehicle by using the onsite phone to check for crossing safety. The track is regularly used by the Vendor.

SERVICES

The land is sold with no benefit of water. The land is subject to the River Lugg Drainage Board rates.

TENURE

All lots are offered Freehold and vacant possession upon completion.

FISHING RIGHTS

Upon the sale, the Vendor will retain the Fishing Rights for the land along with a on foot access right around the field edge for access to the river bank.

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. Please note that access is across a railway line, therefore interested parties are advised to park before railway line and walk over. If access by vehicle is taken, the persons must call for a crossing permission using the onsite phone, failure to do so, will incur a £1,000 fine. Crossing gates must be kept closed at all times. 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

From Hereford take the A49 north to the Marden turn on the right, just after the Wellington Garden Centre. Take this lane and at the junction in Marden village turn left onto Walkers Green. Follow the road past the S&A Soft Fruits Brook Farm site for about 1 mile and the land's access is on the left-hand side indicated by the Agent's Directional Board. Proceed through the double wooden gates and down to the railway crossing, cross the crossing and continue to the end of the track which leads into the field.

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.

METHOD OF SALE

The land is to be offered for sale by Informal Tender with Tenders closing at 12 noon on **Thursday 27th June 2024** Tenders should be addressed to Bruton Knowles Ltd at:-

Easters Court, Leominster, Herefordshire, HR6 0DE and marked

"Tender – Land at Marden."

COMPLETION DATE

The proposed completion date is the 25th July 2024.

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.



NOT TO SCALE

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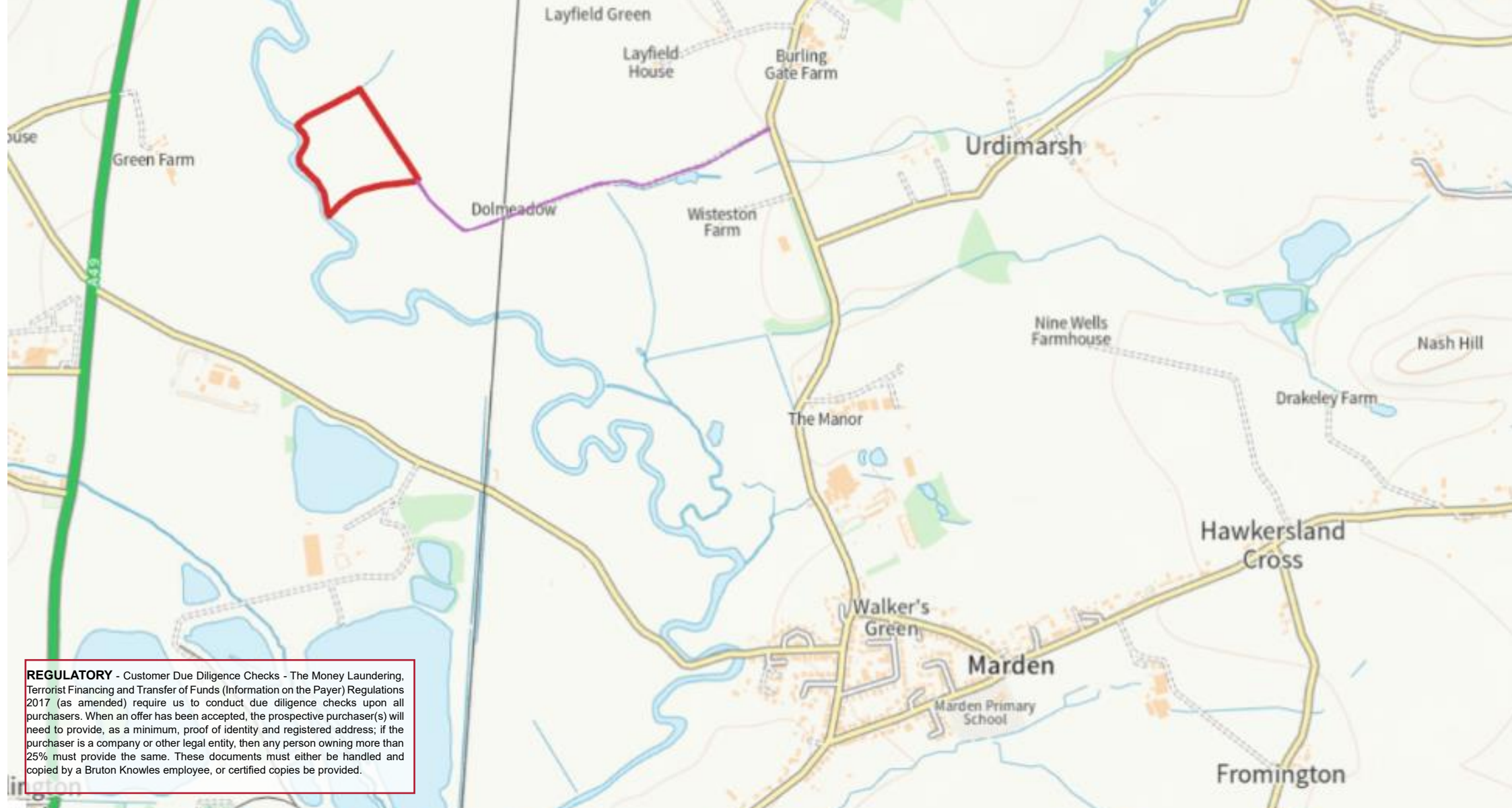
Reproduced from the Ordnance Survey by permission of the controller

Land Plan

Note – Access Shown in Purple



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
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BK

**Bruton
Knowles**



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.

INFORMAL TENDER
LAND AT MARDEN, HEREFORDSHIRE, HR1 3EN

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

To: Bruton Knowles Limited, 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 Marden, Herefordshire

Complete as appropriate

Description	Tender Bid
Approx. 13.82 acres of land at Marden, 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 MARDEN

and return to

Bruton Knowles Limited, Easters Court, Leominster, Herefordshire, HR6 0DE

No later than **12 NOON** on **Thursday 27th June 2024**

Additional Conditions (if any)