

Land off Church Road

Lyde, Herefordshire, HR1 3AA



**BRUTON
KNOWLES**



For Sale | Code 12254

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Land at Church Road, Lyde, Herefordshire HR1 3AA

Guide Price £200,000 Freehold



Approximately 13.2 acres of pasture and woodland with direct road access from Church Road, Lyde just over one mile north of The City of Hereford.

Guide Price £200,000.

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale by Formal Tender 13.2 acres of attractive pasture and woodland to the north of Church Road in the rural village of Lyde.

Description

The subject land extends to approximately 13.2 acres and benefits from direct road access between residential properties from Church Road. Approximately 2.4 acres of the land is deciduous woodland, known as Pipe Coppice, and there is a stock-proof fence between this and the remaining 10.8 acre paddock. The land benefits from superb views of East Herefordshire and the Malvern Hills.

The field's boundaries are defined by a natural brook to the north, dense hedgerow and the A49 to the west and residential properties to the South. The eastern boundary is to be erected in due course, with part of the field having been previously sold as a development site. The land is sold with a public right of way heading diagonally across the field.

The land presents a rare opportunity to acquire a good size paddock and woodland with excellent proximity to the City of Hereford. It would lend itself to a range of buyers, including those with an equestrian, environmental or development interest (subject to obtaining necessary consents).

The land was reseeded last year.



Location

The land is to the north-west of Lyde, a small rural settlement positioned just east of the A49 between Hereford and Leominster. Hereford is approximately one mile south, benefitting from a range of amenities and leisure opportunities, as well as good transport links.

There are good walking and riding opportunities nearby, with bridleways connecting nearby villages of Moreton on Lugg, Sutton St Nicholas and Wellington and along the River Lugg.

Services

No water connection but available locally.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. A public right of way crosses the field.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Stewardship Schemes

The land is/not entered into any Countryside Stewardship or Sustainable Farming Incentive agreements.

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Local Authority

Herefordshire Council

Method of Sale

The property is offered for sale as a whole by Formal Tender. Tenders are to be submitted no later than 12 noon on **25th July 2025**. For any enquiries of a legal nature please contact the solicitors.

Tenders are to be delivered to:

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

And marked:

"Tender— Land at Lyde"

The tender forms and legal pack will be available from the seller's solicitor and agent at least seven days prior to tenders closing. Tenders must be accompanied by a cheque for the full deposit of 10% and the remaining 90% will be payable on completion.

Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller's solicitors. Any information provided in these particulars is for guidance only and should not be relied upon.

Completion

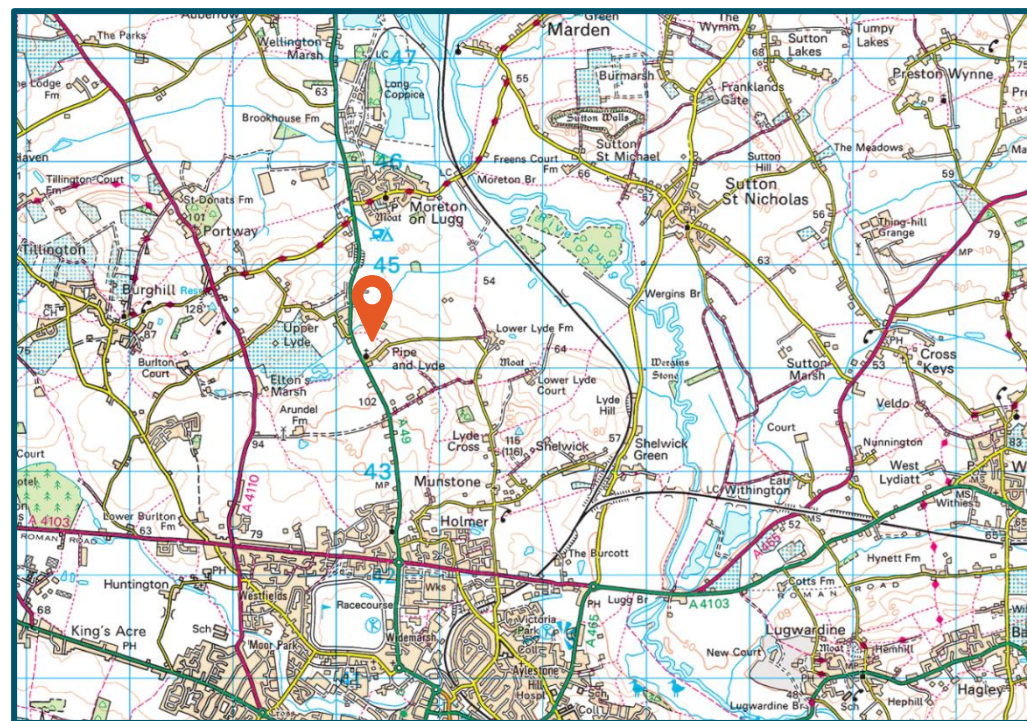
Completion is scheduled for 21st August 2025.

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.

Viewings

The land may be viewed at any time during daylight hours in possession of a set of these particulars. Viewings are undertaken at your own risk and neither the Vendors or the Agents will take any responsibility for injury caused. Please wear suitable clothing and footwear.



Contact:

Ben Owen

Rural Officer

M: 07719 092907

E: ben.owen@brutonknowles.co.uk

Leominster Office:

Easters Court, Leominster,
Herefordshire, HR6 0DE

T: 01568 610007

Solicitor:

T A Matthews

1st Floor, Broadway House,

32-35 Broad Street

Hereford, HR4 9AR

T: 01432 352121



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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.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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