



LAND AT PASSA LANE, LEOMINSTER, HR6 8QE

FOR SALE FREEHOLD IN ONE LOT

Approx. 40.94 acres (16.57 hectares) of agricultural land at Passa Lane, Leominster

An exciting opportunity to purchase 40.94 acres of strategic development land with great future planning potential (subject to planning consent).

**EXPRESSIONS OF INTEREST INVITED BY
12 NOON FRIDAY 18TH DECEMBER 2020**

johnamos
& Co

A Bruton Knowles LLP Company

01568 610007 johnamos.co.uk

BK Bruton Knowles

Approx. 40.94 acres (16.57 hectares) of land at Passa Lane, Leominster, HR6 8QE

A block of relatively pasture land immediately adjacent to the market town of Leominster, the majority of which lies within the Leominster Town Policies Plan and within the settlement boundary for Leominster.

EXPRESSIONS OF INTEREST INVITED BY 12 NOON ON FRIDAY 18TH DECEMBER 2020

INTRODUCTION

John Amos & Co are delighted to have received instructions from the Vendors to offer for sale the Freehold of 40.94 acres of strategic potential development land which lies within the settlement boundary of the market town of Leominster, Herefordshire.

DESCRIPTION

The land is currently in permanent pasture and has been owned by the same farming family for many years. They continue to farm livestock over the land and the land is relatively level and close to the town of Leominster and has the benefit of an amenity pull to the western edge.

LOCATION

Leominster is a prominent market town in north Herefordshire with a population of approximately 11,700 people. Leominster is the largest market town in the County and is situated on the A49 midway between the City of Hereford and the renowned Shropshire market town of Ludlow. The A44 to the west takes you through to Worcester and the Midlands and the main Swansea to Manchester railway link passes through and stops at Leominster station. The town itself is well served by three supermarkets and has a busy retail town centre and the town boasts a new / recently refurbished junior and high schools. There are two golf courses nearby the town and racecourses equidistant to Hereford and Ludlow and the area opens breath taking countryside suitable for walking, riding and leisure purposes.

SALE PROPOSAL

The Vendors wish to sell the freehold of this block of 40.94 acres in one Lot and interested parties are invited to express their interest in writing to the Agents setting out their unconditional bid price for the land as it stands now with proposals for some form of uplift in the future payable to the Vendors in recognition of its planning potential.

PLANNING POSITION

Herefordshire Councils Strategic Plan for Leominster has, for a number of years, been based around a relief road running from the A44 to the west near Barons Cross to link up with the old A49 to the south of Leominster near to the Southern Industrial Estate and the majority of the land within the perceived corridor for the relief road has been included within the settlement boundary for the future development of Leominster. The site for sale is mainly within the settlement boundary and has

clear future potential, subject to planning for development within the County Council's Strategic Plan.

UPLIFT

The Vendors would expect Expressions of Interest to include an uplift to reflect a further enhanced payment to the Owners upon the granting of any future planning consent for development over the land and offers in expressions received will be judged on the cash value now and also the uplift value and terms for the future.

ACCESS

The land currently has frontage onto the Ivington Road and to Passa Lane and also abuts the perceived corridor for the future Leominster Relief Road which is scheduled to pass through some of this land.

SERVICES

Mains water adjacent, mains electricity adjacent, Leominster mains sewerage works to the east adjacent to the A49 Leominster bypass.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme but no entitlements are included within the sale.

SPORTING, TIMBER AND MINERAL RIGHTS

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

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.

TENURE

The land is offered for sale Freehold with vacant possession, however the Vendors would be interested in renting the land back short term if that was of interest to potential Purchasers. If this is of interest to you, please speak to the Agent.

The land is for sale Freehold and prospective Purchasers are invited to deliver to the Agents, Expressions of Interest in writing by 12 noon on Friday 18th December 2020, envelopes clearly marked “Expression of Interest – Land at Passa Lane” and prospective bidders are invited to carefully set out their proposals in terms of immediate purchase price payable upon completion of the sale and proposals for a future uplift to the Vendors to recognise the planning potential on this site.

The Vendors will then consider these proposals and the selective offer once accepted, they will require the bidder to provide proof of funds and identification and solicitors will be instructed to conclude the sale within eight weeks of acceptance unless otherwise agreed within the proposal.

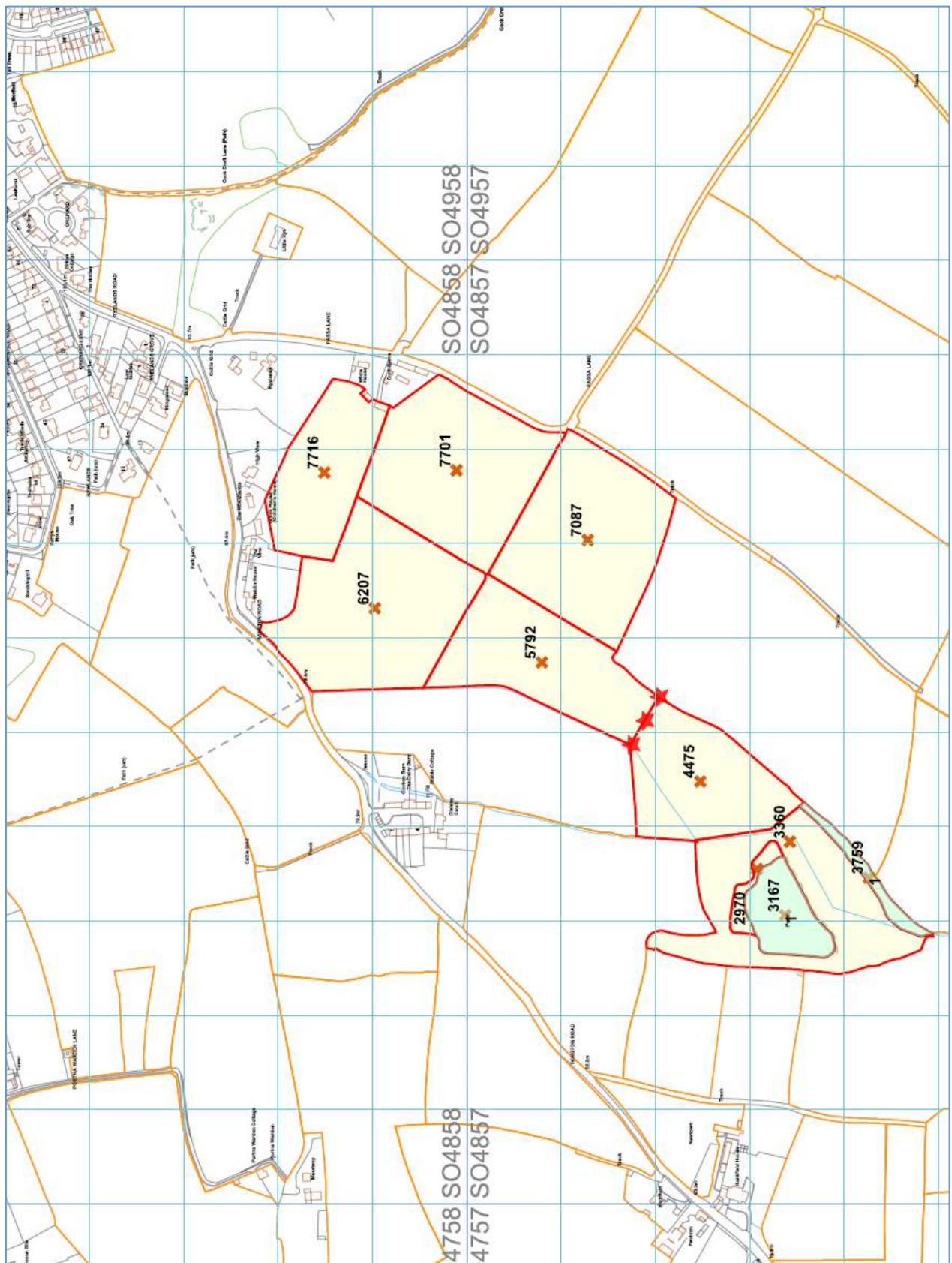
Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact John Amos & Co. on 01568 610007.

John Amos & Co
Lion Court
Broad Street
Leominster HR6 8LE

Email: john@johnamos.co.uk

From Leominster town centre, take the Ivington Road (off the roundabout adjacent to Aldi) heading easterly and the land can be accessed either by driving down Passa Lane on the left or staying on the Ivington Road but the easier access is via Passa Lane.

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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. NOVEMBER 2020

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