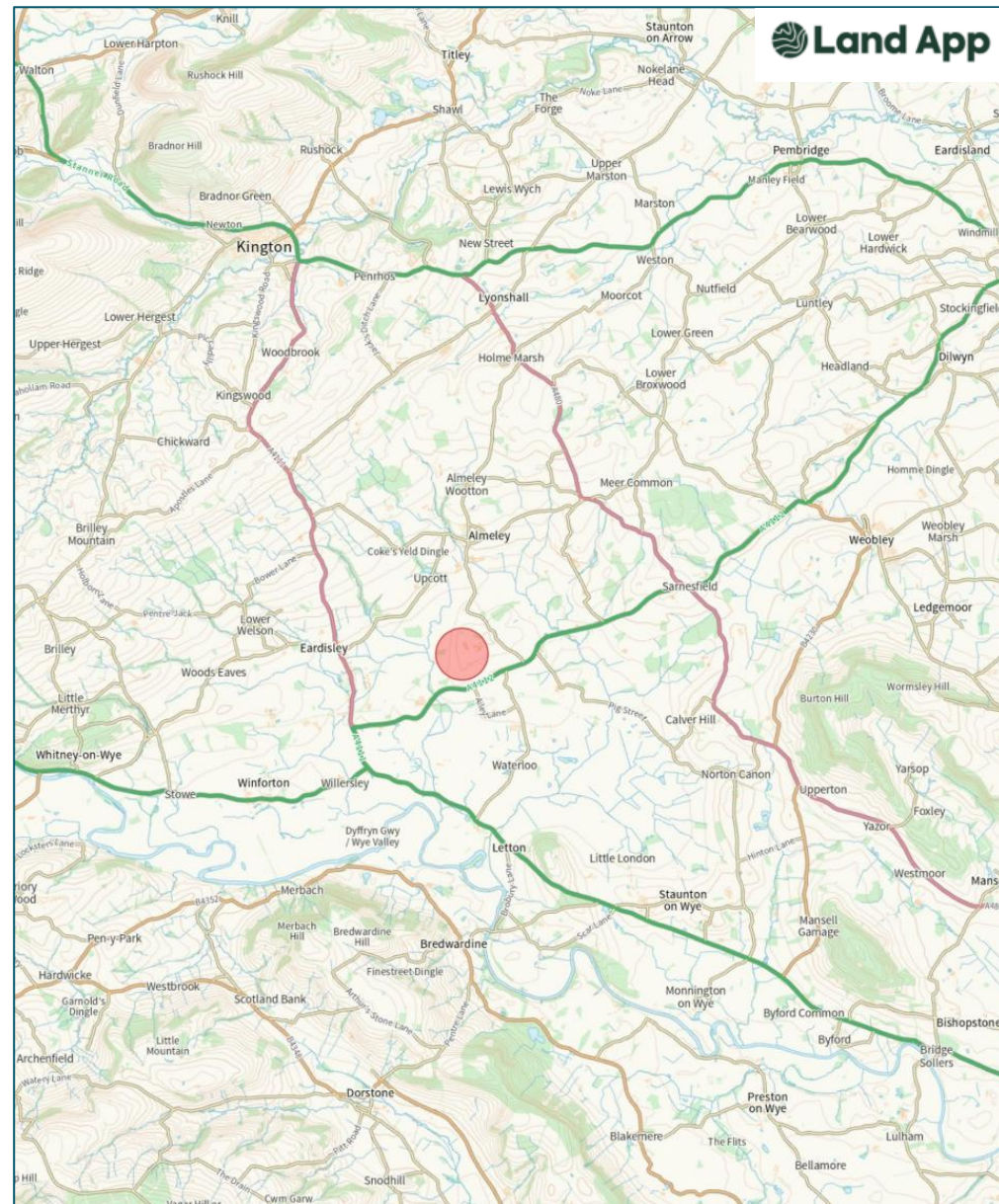


# Approx. 19.23 acres of Land at Kinnersley, Herefordshire, HR3 6QB



# Land at Kinnersley, Herefordshire, HR3 6QB

Guide Price £280,000 Freehold



Approximately 19.23 acres of arable land off the A4112 at Kinnersley, Herefordshire.

For Sale as a whole

## Introduction

Bruton Knowles are pleased to receive kind instructions to offer a rare opportunity of predominantly Grade 2 arable land in a delightful setting.

## Location

The land is located at Kinnersley offering access off the A4112 to the south. The land benefits from gated access adjoining the public highway.

The land is located 7 miles from Kington, 12 miles from Leominster and 14 miles from Hereford.

## Description

The land extends to approximately 19.23 acres and comprises predominantly Grade 2 arable land.

## Services

The land is not connected to any mains services.

## Wayleaves, Easements and Rights of Way

A footpath runs north to south along the furthest eastern boundary. The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

## Sporting, Timber and Mineral Rights

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

## Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

## 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 Wednesday 1<sup>st</sup> July 2026**. 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— Approx. 19.23 acres of Land at Kinnersley”**

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 Tuesday 1<sup>st</sup> September 2026.

## 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.

## Local Authority

Herefordshire Council.

## Tenure

Freehold – Vacant Possession upon Completion

## Viewing

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 nor the Agents will take any responsibility for injury caused. Please wear suitable clothing and footwear.

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Subject to Contract – May 2026

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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. Particulars prepared and photographs taken **May 2026**

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



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