

Land adjoining Upper Newton Farm, Kinnersley, Herefordshire, HR3 6QB



- Approx. 200 acres
- Predominantly Grade 2 arable land
- Available as a Whole

For Sale | Code 12414

brutonknowles.co.uk

Land adjoining Upper Newton Farm, Kinnersley, HR3 6QB



Guide Price £2.75 million Freehold

Approximately 200 acres of mixed arable, orchard, pasture and woodland off the A4112 at Kinnersley, Herefordshire.

For Sale as one Lot

Introduction

Bruton Knowles are pleased to receive kind instructions to offer a rare opportunity of attractive Grade 2 mixed arable, orchard, pasture and woodland in a delightful setting.

Location

The land is located adjoining Upper Newton Farm, Kinnersley offering access off the A4112 to the south and from Almeley village to the north. The land benefits from gated access to all fields adjoining the public highways and from the main driveway to Upper Newton Farm.

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

Description

The land extends to approximately 200 acres and comprises mainly 107 acres of Grade 2 arable land, 43 acres of pastureland, 40 acres of orchards and 7 acres of woodland.

Services

The land is not connected to any mains services. Mains water is available in the main road and there is a tanked water system around the fields from the private water supply which will be disconnected. The vendor will supply water until the end of 2026 free of charge allowing the purchaser to connect.

Wayleaves, Easements and Rights of Way

A footpath crosses through the middle of the orchard (SO3349 2984). This is shown on the plan within the particulars. The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.



Stewardship Schemes

Some of the land is in Countryside Stewardship Mid-Tier scheme running to December 2028 and would be available to take over if required.

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.

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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 1st 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— Land at Upper Newton Farm”**

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 1st 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

Orchards

In relation to field 7898 11 acres of Harry masters planted in 2000 and 6 acres Dabinett planted in 1998 currently under contract. Field 2984 is 5.5 acres of Dabinett and 2.75 acres of Michelin planted in 1994 and currently under contract.

In relation to field 3411 Harry Masters and Dabinett planted in 1995 and these are not under contract. The 2026 crop is not included in the sale but available by negotiation.

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.

Schedule of Land

Subject to Contract – May 2026

| Field Number | Field Name | Acres | 2022 | 2023 | 2024 | 2025 | 2026 |
|--------------|-----------------------|-------|---------------|---------------|---------------|--------------|---------------|
| SO3248 6495 | Bradley Mill Wood | 3.19 | Woodland | Woodland | Woodland | Woodland | Woodland |
| SO3248 7898 | Bradley Mill Orchard | 16.96 | Orchard | Orchard | Orchard | Orchard | Orchard |
| SO3249 6652 | Long Meadow | 4.55 | Pasture | Pasture | Pasture | Pasture | Pasture |
| SO3249 7023 | Mid Meadow | 3.21 | Pasture | Pasture | Pasture | Pasture | Pasture |
| SO3249 8624 | Yew Tree | 18.48 | Temp Grass | Temp Grass | Winter Beans | Winter Wheat | Oilseed Rape |
| SO3249 8745 | Long Meadow | 27.65 | Pasture | Pasture | Pasture | Pasture | Pasture |
| SO3249 8908 | Home Corner Wood | 3.81 | Woodland | Woodland | Woodland | Woodland | Woodland |
| SO3349 0969 | Woodfield | 9.23 | Winter Wheat | Temp Grass | Temp Grass | Temp Grass | Temp Grass |
| SO3349 1725 | Westfield | 14.57 | Winter Oats | Winter Barley | Oilseed Rape | Winter Wheat | Winter Oats |
| SO3349 2046 | 10 acres | 10.60 | Winter Beans | Winter Wheat | Winter Barley | Oilseed Rape | Winter Wheat |
| SO3349 2364 | Square | 2.26 | Winter Beans | Winter Wheat | Winter Barley | Oilseed Rape | Winter Wheat |
| SO3349 2406 | Quarry | 11.84 | Oilseed Rape | Winter Wheat | Temp Grass | Temp Grass | Temp Grass |
| SO3349 2984 | Dip Orchard | 8.23 | Orchard | Orchard | Orchard | Orchard | Orchard |
| SO3349 4430 | 1 st drive | 11.43 | Winter Wheat | Oilseed Rape | Winter Wheat | Winter Oats | Winter Barley |
| SO3349 4913 | 2 nd drive | 9.74 | Oilseed Rape | Winter Wheat | Winter Oats | Temp Grass | Temp Grass |
| SO3349 6532 | Drive Meadow | 14.92 | Winter Barley | Winter Beans | Winter Wheat | Oilseed Rape | Winter Wheat |
| SO3349 6597 | Old Orchard | 5.65 | Perm Grass | Perm Grass | Temp Grass | Temp Grass | Temp Grass |
| SO3350 3411 | Almeley Orchard | 15.07 | Orchard | Orchard | Orchard | Orchard | Orchard |
| SO3350 4805 | Prill Meadow | 7.82 | Pasture | Pasture | Pasture | Pasture | Pasture |

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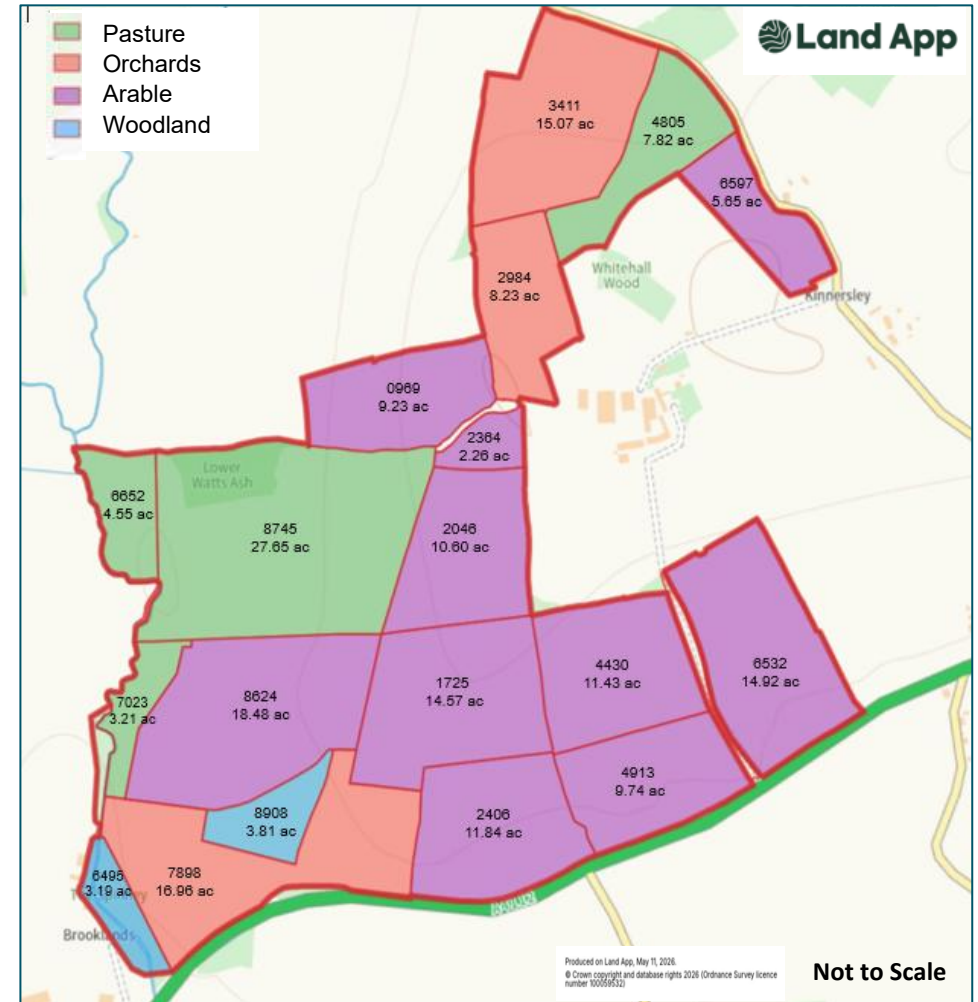
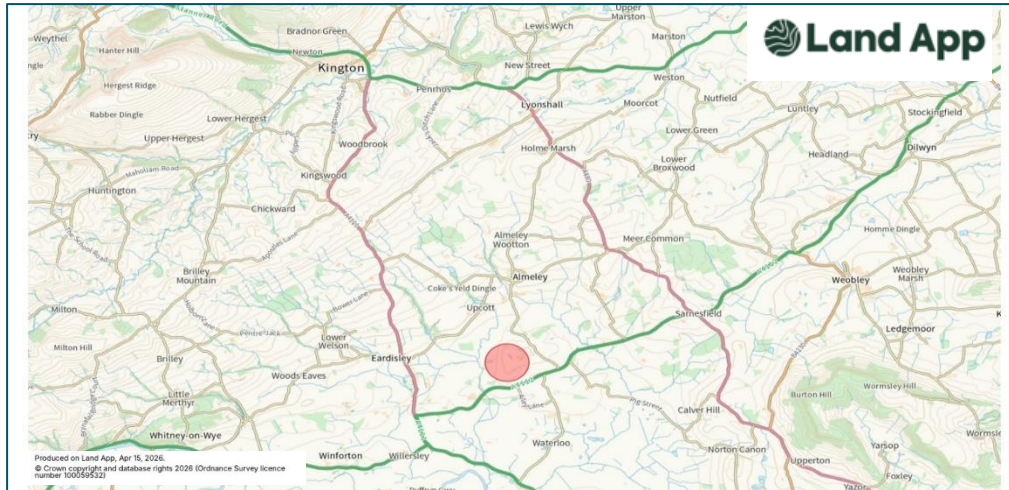
E: susan.morrissy@mfgsolicitors.com

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. Details Prepared and Photographs taken **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.

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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