

LAND AT WELLINGTON
HEREFORD, HR4 8AZ

Brightwells
Est. 1846

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W3W: [///best.calculate.zebra](https://best.calculate.zebra)

- Regenerated pasture land
- Development potential
 - Services close by
 - In all 10.64 acres

Guide Price £500,000



DESCRIPTION

The property offers a large area of level land on the outskirts of the popular village of Wellington, bordering the A49 North bound lane as well as a quiet unclassified lane leading past Wellington Garden Centre.

PLANNING

No planning applications have been submitted. We do believe this land has potential to be developed with its location on the edge of the village and close to the A49.

THE LAND

The land comprises an area of naturally regenerated grassland that has been left for a number of years. The land has mature boundaries, is overgrown and in need of clearing.

ENTRANCE WAY

The land has access directly off the A49. There is also an access lane to the Western side of the property which is owned by the property. This gives access to the land as well as serving as an access way for the small housing development that borders the property.



GENERAL REMARKS AND STIPULATIONS

POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

OUTGOINGS

We are not aware of any outgoing on the property.

SERVICES

There are no services currently connected.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchaser(s) shall be deemed to have full knowledge of the boundaries and area of the land and neither the vendor nor the vendors agents will be responsible for defining the boundaries of ownership. Any errors of misstatement shall not annul a sale or entitle any party to compensate in respect thereof.

ENVIROMENTAL SCHEMES

There are no environmental schemes currently on the land.

ANTI-MONEY LAUNDERING

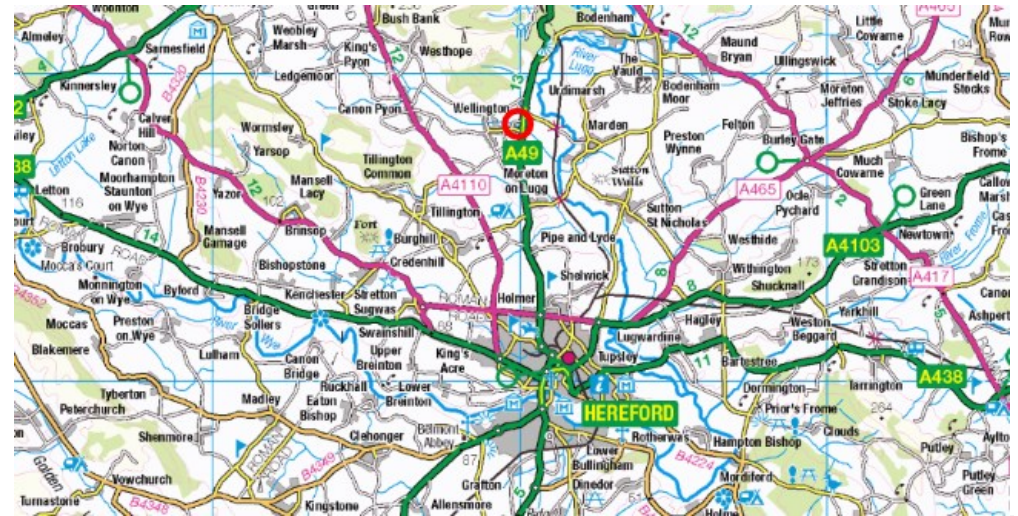
Any offers made to the agents must be accompanied by the prospective purchasers proof of ID and home address.

LOCAL AUTHORITY

Herefordshire County Council—Plough Lane, Hereford

METHOD OF SALE

The property is offered for sale by private treaty.



SITUATION

From Hereford take the A49 towards Leominster. Turn left after the turn into Wellington village, taking the turning for Wellington Garden Centre. Proceed along this lane, taking the first left and the land is situated on the lefthand side.



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Viewing: Via appointment only through the selling agents

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.