

Lot 1

Brightwells

Est. 1846

LAND AT TREETOPS  
LITTLE DEWCHURCH, HEREFORDSHIRE, HR2 6PP

# LAND AT TREETOPS LITTLE DEWCHURCH HEREFORD, HR2 6PP

## For Sale by Informal Tender

- Attractive blocks of arable, pasture & woodland
  - In all – 53.71 acres
- 42.56 acres of arable and pasture land
  - 11.15 acres of woodland
- Available as a whole or in three lots

Tender deadline:  
Friday 29<sup>th</sup> May 2026 at 12 noon

Guide Price:  
As a whole: £370,000  
Lot 1: £150,000  
Lot 2: £190,000  
Lot 3: £30,000

**Brightwells**  
Est. 1846

This excellent block of land is situated to the south of Little Dewchurch. The arable and grass lots are found off the lane to Carey. Both lots 1 and 2 are let to a neighbouring farmer. The current agreement terminates on the 1<sup>st</sup> September 2026. Neither of these two blocks (lots 1 and 2) have any public rights of way, and both benefit from roadside access.

### Lot 1 – Arable (17.75 acres)

A level block of arable land to the north hand side and extending to 18.30 acres with a gated entrance in its south easter corner on the junction to Knapp Green.

### Lot 2 – Pasture (24.81 acres)

The larger block of grass land to the southern side, a gated access close to the entrance to Treetops.

This block extends to 27.72 acres and is arranged in four fields. Currently there is a mains water supply to the troughs in the field. This will be disconnected as it is part of the house supply. We understand the mains is available on the western edge of the land.

### Lot 3 – Woodland (11.15 acres)

The third lot is mature woodland which is situated to the north of lots 1 and 2. This woodland extends to 11.15 acres in four blocks. The largest block of 6.72 acres is on the lane up to and past Ballins Wood Cottage. There are two thin sections, 0.49 acres and 0.58 acres, respectively with the final block of 3.36 acres. We understand that Ballies Wood Cottage own and occupy the three intervening blocks. There is a public right of way through the wood.



## GENERAL REMARKS AND STIPULATIONS

### POSSESSION

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

### INGOING VALUATION

There is no ingoing valuation and no 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

On completion, the mains water supply will be disconnected.

### 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.

### TENANCIES

Lot 1 and 2 has a tenancy that expires on 1<sup>st</sup> September 2026.

### 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 Council – Plough Lane, Hereford, HR4 0LE

### METHOD OF SALE

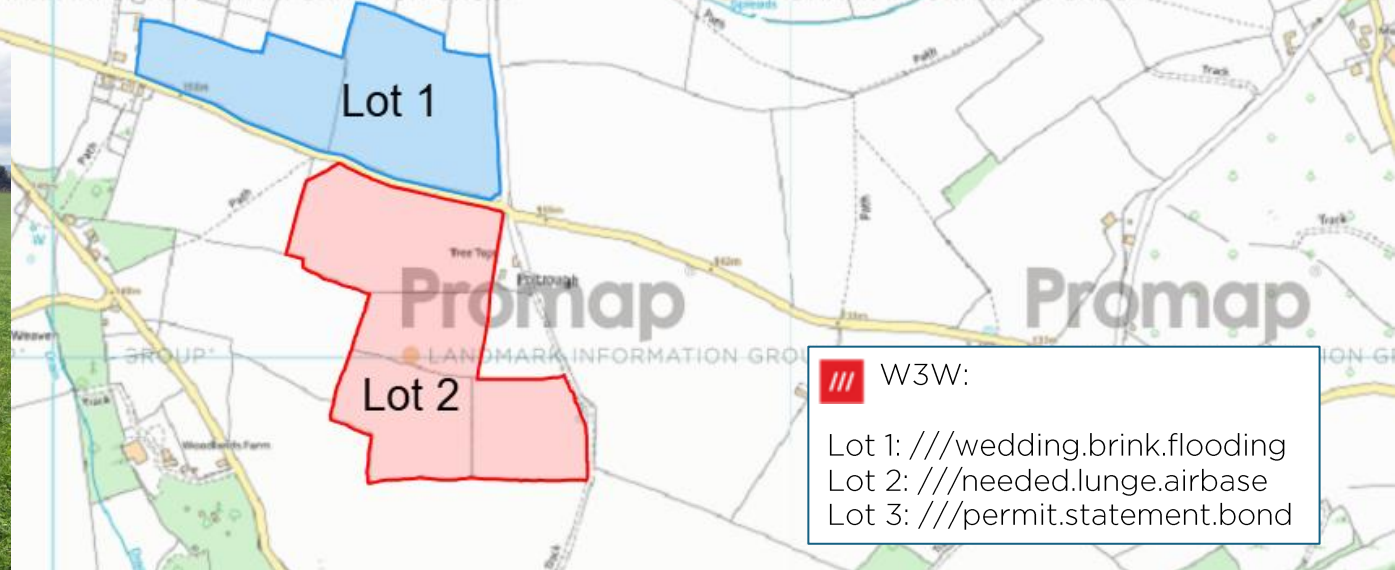
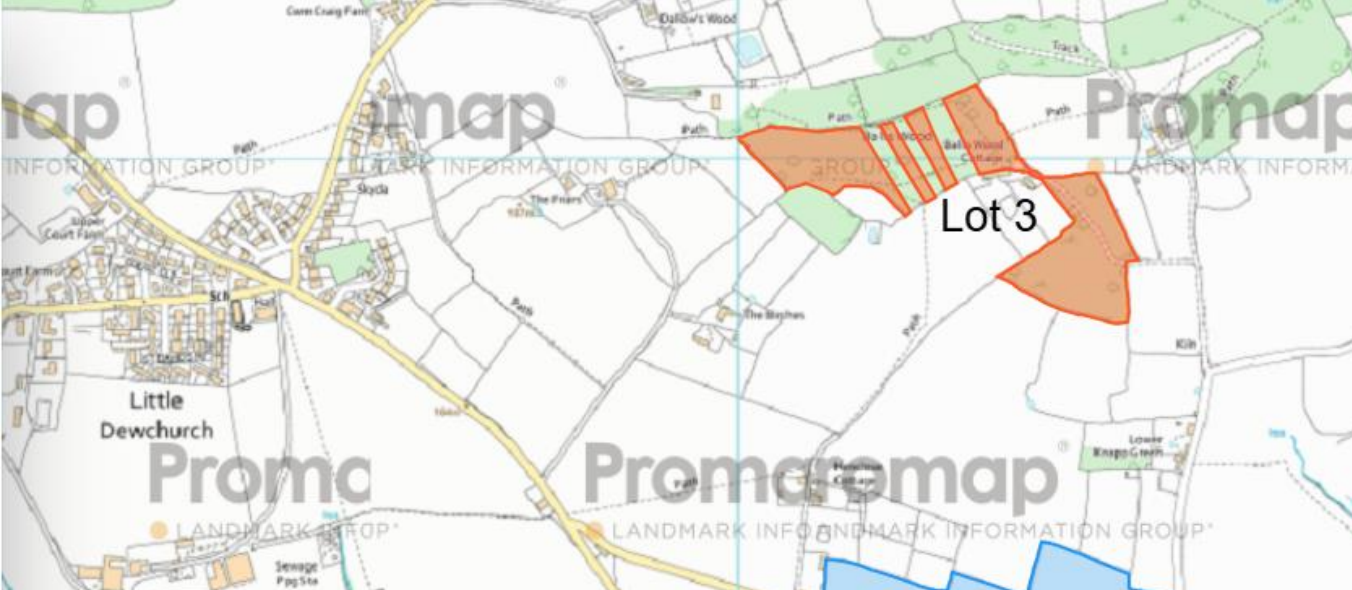
The property is offered for sale by Informal Tender with a closing date of Friday, 29<sup>th</sup> May 2026 at 12 noon. Tenders are to be received either by email; rebecca.hobby@brightwells.com or post: Brightwells Auction Site, Stoney Street, Madley, Herefordshire, HR2 9NH. Ref: JDJ/RH



### SITUATION

The three lots are all located on the outskirts of the village of Little Dewchurch. The market town of Ross on Wye is 11 miles and the city of Hereford is 7 miles north.





Brightwells, Stoney Street, Madley, Hereford, HR2 9NH T: 01432 261325 E: rebecca.hobby@brightwells.com

Solicitors: Lambe Corner, 36-37 Bridge Street, Hereford, HR4 9DJ FAO Alex Cunliffe

Viewing: Via appointment only through the selling agents

Directions: From Little Dewchurch go south towards Hoarwithy. On leaving the village, proceed up the hill, turning left after 400 meters, (opposite the bus stop). Follow this lane for half a mile and Lots 1 and 2 are found on either side of the lane. Lot 3 can be found by turning left after the entrance to lot 1. Proceed down this narrow lane, keeping left and turning left up towards Ballins Wood Cottage.

# Brightwells

Est. 1846

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