



LAND AT BRINSHOPE

A rare opportunity to purchase an excellent block of arable and pasture land extending to 25.58 acres.

- 25.58 acres of excellent level arable and pasture land
- Natural water supply
- Roadside access

For Sale by Informal tender as a whole:

Tenders close Thursday 19th November at 12 noon



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LAND AT BRINSHOPE - 25.58 ACRES

The land extends to 25.58 acres (or thereabouts) divided into two main fields, being level throughout.

The land benefits from good access directly off the wide council by road serving Leinthall Earls and Leinthall Quarry.

The first field is currently laid to permanent pasture, and lends itself to mowing in addition to grazing. The second field is in arable rotation and currently in stubble following summer 2026 harvest. The recent past cropping of this field is:

2025/2026 Wheat

2024/2025 Spring Barley

2023/2024 Spring Barley

2022/2023 Potatoes

The land benefits from a natural water supply, with Allcocks Brook running along its western boundary that provides drinking for livestock.

Within SO4268 6557 is a small building of timber frame under a corrugated tin roof, which is useful for storage.

Parcel ID	Description	Hectares	Acres
SO4268 8519	PASTURE	3.20	7.91
SO4268 6031	TREES	0.12	0.30
SO4268 6557	ARABLE	7.03	17.37
	TOTAL	10.35	25.58

The land is included in a Sustainable Farming Incentive (SFI) agreement with an end date of 30/09/2027. The following options are included on the land.

SO4268 8519 – CLIG 3 Manage grassland with very low nutrient inputs (3.20ha)

- GRH7 Haymaking supplement (3.20ha)

SO4268 6557 – 6557 CIPM4 No use of insecticides on arable crops and permanent crops (5.03ha)

- CSAM1 Assess soil, produce a soil management plan and test soil organic matter (7.03ha)

- CIPM2 Flower – rich grass margins, blocks or in field strips (2.00 ha)





GENERAL REMARKS AND STIPULATIONS

ACCESS

The land is accessed directly off the adjacent council by-road.

SPORTING RIGHTS

Sporting rights will be included in the sale.

TIMBER

Any standing timber is included in the sale.

INGOINGS

The land is sold free from ingoings'.

SERVICES

Natural water supply

TENURE

Is freehold.

FIXTURES AND FITTINGS

Only Fixtures and Fittings mentioned in these particulars are included with the sale of the freehold.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force.

The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

AUTHORITIES

Herefordshire Council: 01432 260 000
Rural Payments Agency: 03000 00 301

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey material and are for reference only. They have been checked and computed by the agents and the purchaser

shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale, nor entitle either party to compensation. The plan is for the purposes of identification only and is based on the Ordnance Survey Sheets.

SUSTAINABLE FARMING INCENTIVE

The successful purchaser is expected to take on the requirements of the SFI agreement on the land. The vendor will use their best endeavours to transfer the relevant part of the agreement to the successful purchaser following completion of the sale. The successful purchaser will indemnify the vendor for any associated losses or breaches in relation to the SFI agreement relating to the land.

BOUNDARIES

The purchaser 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.

WHAT3WORDS

Access to the land is located at corrupted.imported.slippers

DIRECTIONS

When travelling between Wigmore and Aymestry on the A4110, take the turn signposted for Leinthall Earls/ Leinthall Quarry. Travel for 0.37 miles where the entrance gate to the land is found on your left-hand side.

METHOD OF SALE

For sale as a Whole by Informal Tender. Informal Tenders are to be received in writing at the Agents office on the attached tender form no later than 12 noon on Thursday 19th November 2026. Tenders and any associated documentation should be addressed to Mrs K Davies and placed in a sealed envelope marked 'Private and Confidential' and 'Tender for Land at Brinshope'. The vendor reserves the right to not accept the highest or any informal tender.

VENDORS SOLICITORS:

Peter Stephens of MFG Solicitors, Corve Street, Ludlow, Shropshire SY18 1DE. All enquiries of a legal nature should be addressed to Peter Stephens 01584 873 156/Email: peter.stephens@mfgsolicitors.com

GUIDE PRICE

£330,000

HEALTH AND SAFETY

The Auctioneers advise all prospective purchasers when viewing the property to take due care.

VIEWING

Strictly by appointment through the selling agents. Ref: KHD

AGENTS ADDRESS

McCartneys LLP, Wylcwm House, Knighton, Powys, LD7 1AE
Telephone: 01547 528621

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

IMPORTANT NOTICE

McCartneys, for themselves and for the Vendor of this property and any joint agents give notice that;

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.
2. McCartneys have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.
3. Neither McCartneys nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property
4. The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. An intending purchaser must verify these matters.
6. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.

The Vendor's solicitors will confirm all access and legal issues regarding the property.



