



Land adj. Hill Top Farm, Doward, Herefordshire, HR9 6DY



**Sunderlands**  
Residential Rural Commercial





**Land adj. Hill Top Farm  
Doward  
Herefordshire  
HR9 6DY**

**Summary of Features**

- About 3.77 acres of pasture land with field shelter and hardstanding
- Planning consent for ménage, a stable building, water harvesting system and additional fencing
- Opportunity to create a private equestrian facility
- Desirable rural location
- Excellent off road hacking
- Good Accessibility
- For Sale by Private Treaty

**Guide Price: £135,000**

**Situation**

The land is situated in The Doward, a stunning area within the parish of Whitchurch in south Herefordshire, England. Positioned within the Wye Valley Area of Outstanding Natural Beauty, the property enjoys scenic views and the natural beauty of the valley. It lies on the border with Monmouthshire, Wales, providing a unique blend of rural charm and proximity to both English and Welsh landscapes. The area is perfect for outdoor enthusiasts, with numerous footpaths and bridleways, while the nearby village of Symonds Yat offers local amenities, and the towns of Ross-on-Wye and Monmouth provide further services and transport links.

**Description**

The land extends to about 3.77 acres with a field shelter and hard standing area. The property offers an exciting opportunity for equestrians with approved planning consent, the site is ready for the installation of a ménage, a stable building, a water harvesting system, and additional fencing within the curtilage. Perfectly suited for those looking to establish an equestrian property or enhance their rural lifestyle, this land provides the space to create a fully functional and private equine facility. There are no mains services currently connected. We understand that mains water and electricity are available in the local vicinity.

**Planning**

The Local Planning Authority is Herefordshire Council. Planning Consent was granted on 15 July 2024 for the proposed installation of a ménage, a stable building, water harvesting system and additional fencing within the curtilage of the site. Further information available via Herefordshire Council's website. Planning reference 240094.

**Environmental Schemes**

In so far as we are aware the land is not the subject of any Environmental Scheme.

**Sporting, Timber & Mineral Rights**

All standing timber or any sporting rights, if relevant, are included in the sale.

**Wayleaves, Easements & Rights of Way**

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

**Tenure**

We understand that the property is Freehold with vacant possession upon completion.

**Money Laundering**

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

**Site Plans**

The plans included in the sale particulars are for identification purposes only. Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

**Directions**

To reach the property, after you come off the A40 onto Sandiway Lane start by following the signs for the campsite. Continue past the campsite as the lane narrows and begins to climb. Go past the first turning on your left, and then you will reach a sharp left-hand bend. Ahead of you will be Horsepool Lane, and to your right, you will notice a sign for Maybush Lane. Continue around the left-hand bend, and directly ahead, you will see a wooden 5-bar gate. Take the byway to the left of the gate, and the field will be on your left, with large double gates marking the entrance. What3Words:///ages.reviews.icebergs  
Postcode: HR9 6DY

**Viewing**

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking. Please ensure that all gates are shut. Please do not enter the electric fenced area where the horses are and please stay away from the horses.







### Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. Please note the internal fence across the field keeping the horses in is electrified do not touch the fence.

### Importance Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

### 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.

### Local Authority & Public Authorities

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH





BGB UK - Architecture &  
Planning  
The Old Forge  
How Caple, HR14TE  
Tel: 01432607407

ASSOCIATES:

N/A

CLIENT  
Mr & Mrs Hogan  
Land Adjacent Hill Top Farm  
Downard  
Symonds Yat

Site Address:

N/A

PROJECT  
Equine BuildingsPROJECT PHASE  
PlanningDRAWN BY  
BGBISSUE  
OriginalRE-ISSUED  
DD.MM.YY

DRAWING

A.23.19.4 - Proposed Site Plan

A.23.19.4

3000l RW  
storage  
tanks x3

proposed stable

2m wide hard, permeable  
surface (MOT t3 or similar)proposed post & rail  
fencing shown magenta

proposed menage

Track

Access unaltered

General Notes:

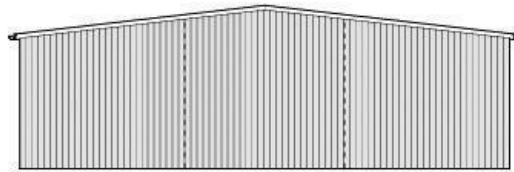
Do not scale. All dimensions to be checked on site.

This drawing is to be read and used in conjunction with all other  
drawings, specifications and schedules. No liability will be accepted for  
any omissions or inconsistencies following drawing sign-off.

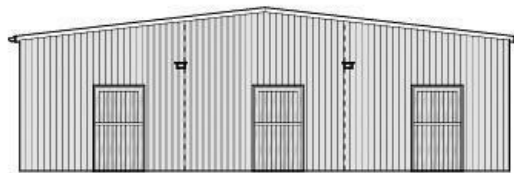
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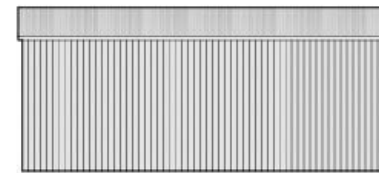




W Elevation



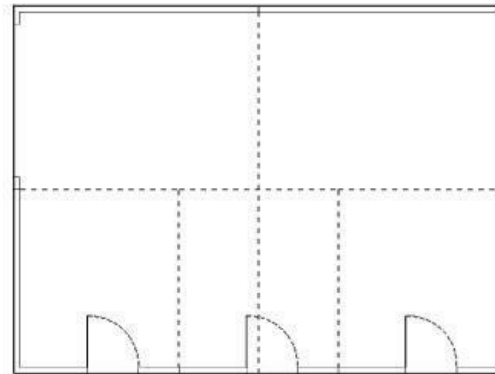
E Elevation



S Elevation



N Elevation



Floor Plan

## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: [hereford@sunderlands.co.uk](mailto:hereford@sunderlands.co.uk)

### Hay-on-Wye Branch

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Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: [hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.