



LAND AT KIRKENEL  
ASHFORD CARBONEL, LUDLOW, SY8 4DG

**Brightwells**  
Est. 1846



# LAND AT KIRKENEL, ASHFORD CARBONEL, LUDLOW, SY8 4DG

- Arable / Soft Fruit land
- Borehole water supply and storage tank
  - Guide price: £225,000
  - In all 16.16 acres

For sale by Informal Tender. Closing date:  
Tuesday 20th May 2025 at 12 noon



## DESCRIPTION

The land sits within south Shropshire on the border of Herefordshire. The village of Ashford Carbonel is within close proximity and the town of Ludlow is 4 miles away. The property comprises a block of bare land.

## THE LAND

This single block of excellent land, situated on the edge of the village of Ashford Carbonel has over the last twenty years had polytunnels sited over the ground with strawberries and raspberries. They benefited from trickle irrigation remaining on site, supplied by two boreholes. The stainless steel water tank and other infrastructure being part of the sale. Please note there is no electric connection included. The current owner is prepared to allow an easement for a new line over her land for this purpose. This option must be taken within the first six months after completion. The land has the benefit of a small stream running along its North Western boundary.

## ACCESS

The land is to be accessed via a right of way retained by the vendors, shown in blue on the below site plan.



## 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

Water—the land has two boreholes and a natural supply. No electricity is 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

Ludlow Town Council -The Guildhall, Mill Street, Ludlow, SY8 1AZ

### METHOD OF SALE

The property is offered for sale by Informal Tender with a closing date of Tuesday 20th May 2025 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

From Ludlow take the A49 South towards Leominster. Follow the A49 for 2 miles and turn left at the crossroads sign posted for Ashford Carbonell. After 1/2 a mile turn right sign posted for Ashford Carbonell. Proceed through the village, keeping left at the junction. You will come to a no through road ahead sign and a right turn for Kirkenel Orchards, this is where the right of way starts. Proceed down this lane and just before the large agricultural building on the left, there is a gated grass lane, this leads to the land.



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ACRES



**Brightwells**, Stoney Street, Madley, Hereford, HR2 9NH T:01432 261325 E:[rebecca.hobby@brightwells.com](mailto:rebecca.hobby@brightwells.com)

V1 22.04.2025

**Solicitors:** Norris and Miles, 6 Market Square, Tenbury Wells WR15 8BW

**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.