

Land at Black Hill,
Cefn Hill and
Vagar Hill

Craswell, Herefordshire

A rare opportunity to acquire a dramatic expanse of upland grazing and grassland in an iconic landscape within Herefordshire's Black Mountains and Golden valley

Land at Black Hill (Cat's Back), Cefn Hill and Vagar Hill, Craswell, Herefordshire

Hay-on-Wye 8 miles, Abergavenny 15 miles, Hereford 16 miles, Brecon 24 miles,
Ross-on-Wye 26 miles, Gloucester 40 miles

Features:

Extensive grassland and upland grazing within the Black Mountains and Golden Valley

Unrivalled panoramic views across the Black Mountains and The Brecon Beacons National Park

Forming part of the iconic Cat's Back ridge

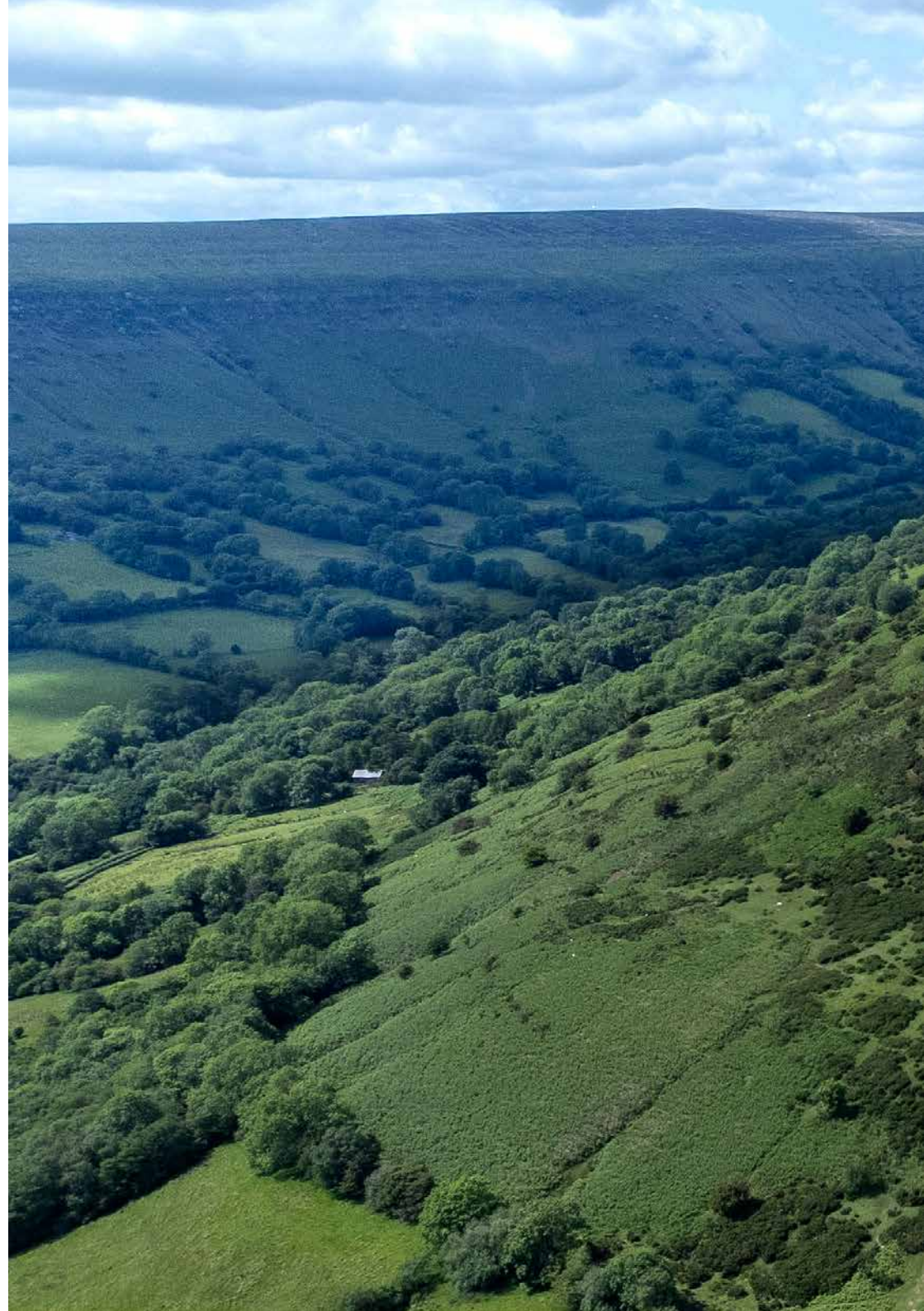
Registered common grazing rights and public open access

Three separate land holdings

Significant natural capital opportunities

About 2,278.91 acres (922.24 ha) in total

For sale as a whole or in up to three lots





Situation

The land holdings are situated within part of the Black Mountains and Golden Valley area and lies within the south-west corner of Herefordshire, known for its gently rolling countryside and picturesque scenery. All the land blocks are located within 2.5 miles of each other and approximately 22 miles from Hereford and approximately 16 miles from Abergavenny. The popular market town of Hay-on-Wye lies approximately 8 miles northwest.

The Land

A significant part of the land forms part of the iconic Black Mountains Site of Special Scientific Interest (SSSI), a stretch known as Black Hill and Cat's Back, named for the distinctive shape of the Black Hill's ridge. Additional land is located at Cefn Hill and Vagar Hill, two hills lying between the Wye Valley and the Black Mountains. All the land is designated as open access land under the Countryside and Rights of Way Act 2000. Potential purchasers are urged to review these designations as they may impact upon their future intended use.

The land represents an increasingly rare opportunity to engage in potential natural capital projects and biodiversity enhancement within a protected and nationally significant setting.

Land at Black Hill (Cat's Back) (Lot 1)

Set within the dramatic landscape of the Black Mountains, the land at Black Hill offers an expansive area of moorland extending to approximately 1,841 acres (745.32 ha). Rising to 640 metres at its peak, this is a rare opportunity to acquire an iconic landscape, celebrated both for its natural beauty and ecological value.

At the heart of the land is Black Hill, with a narrow ridge and distinctive calcrete formations is locally known as the Cat's Back and runs north to south, offering one of the most striking topographic features in the region. The ridge is a popular and well-known walking route, commanding extraordinary views over the Golden Valley, the Wye Valley, and the Brecon Beacons.

Lot 1 comprises open moorland, steep escarpments, and species-rich valleys, forming part of the Black Mountains Site of Special Scientific Interest (SSSI), designated for its biodiversity, flora and fauna, and habitat significance. The land at Black Hill represents an increasingly rare opportunity to engage in natural capital projects and biodiversity enhancement within a protected and nationally significant setting.

Lot 1 is registered under the Commons Registration Act 1965 (reference CL44).







Land at Cefn Hill (Lot 2)

The land at Cefn Hill extends to approximately 319.13 acres (129.15 ha) and comprises high open moorland which rises to approximately 486 meters at its highest point with views across to Hay Bluff. The land at Cefn Hill is registered under the Commons Registration Act 1965 (reference CL133).



Land at Vagar Hill (Lot 3)

The land at Vagar Hill extends to approximately 118.07 acres (47.78 ha) and comprises open moorland, rising to some 434 meters above sea level with superb views across the neighbouring valley. Access is taken from the road running adjacent to part of the southern boundary. The land at Vagar Hill is registered under the Commons Registration Act 1965 (reference CL155).



General

Method of sale: The land is offered for sale as a whole or in up to three lots by private treaty.

Tenure: The property is sold freehold subject to the; existing designations associated with the land including the common land grazing rights and any existing leases, licenses and agreements. Vendor's are advised to make their own enquiries of the Common Land Register.

Services: We have not been made aware of any services connected to the land.

Wayleaves, easements and rights of way: The public has a right of access across the property under the Countryside & Rights of Way Act 2000 (CRoW). The land is registered as Common Land and further details are available from the Vendor's agent. There are a number of public rights of way over the land. Further details are available from the Vendor's agent.

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Schemes: The land at Black Hill is entered into a Higher Level Stewardship scheme ending October 2028. The buyer should rely on their own searches to verify any other schemes, as full searches have not been carried out prior to the sale.

Designations: The Countryside and Rights of Way Act 2000 (CRoW Act), Sites of Special Scientific Interest (SSSI), Less Favoured Areas (LFA) and Moorland Lines, Black Mountains and Golden Valley (National Character Areas). The buyer should rely on their own searches to verify any other designations, as full searches have not been carried out prior to the sale.

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Sporting, timber and mineral rights: We understand all sporting timber manorial and mineral rights are included in the freehold sale, in so far as they are owned. Buyers are to make their own enquiries.

Local Authority: Herefordshire Council (01432 260000).

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.



Health and safety: Given the potential hazards of a working rural area we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Solicitors: Trowers & Hamlins LLP, The Senate, Southernhay Gardens, Exeter, EX1 1UG

Guide Price: £2,260,000 as a whole
Lot 1 £1,850,000
Lot 2 £300,000
Lot 3 £110,000

Directions what3words:
Lot 1 - Land at Black Hill (Cat's Back) can be accessed via Black Hill car park from Olchon Valley road, just west of Michaelchurch Escley.
What3Words: ///removing.fight.broadens

Lot 2 - Land at Cefn Hill can be accessed via a track taken from Llanrosser, towards the south east of the land.
What3Words: ///glossed.dial.throw

Lot 3 - Land at Vagar Hill can be accessed from Urishay Common, towards the south of the land.
What3Words: /// obliging.combining.saving

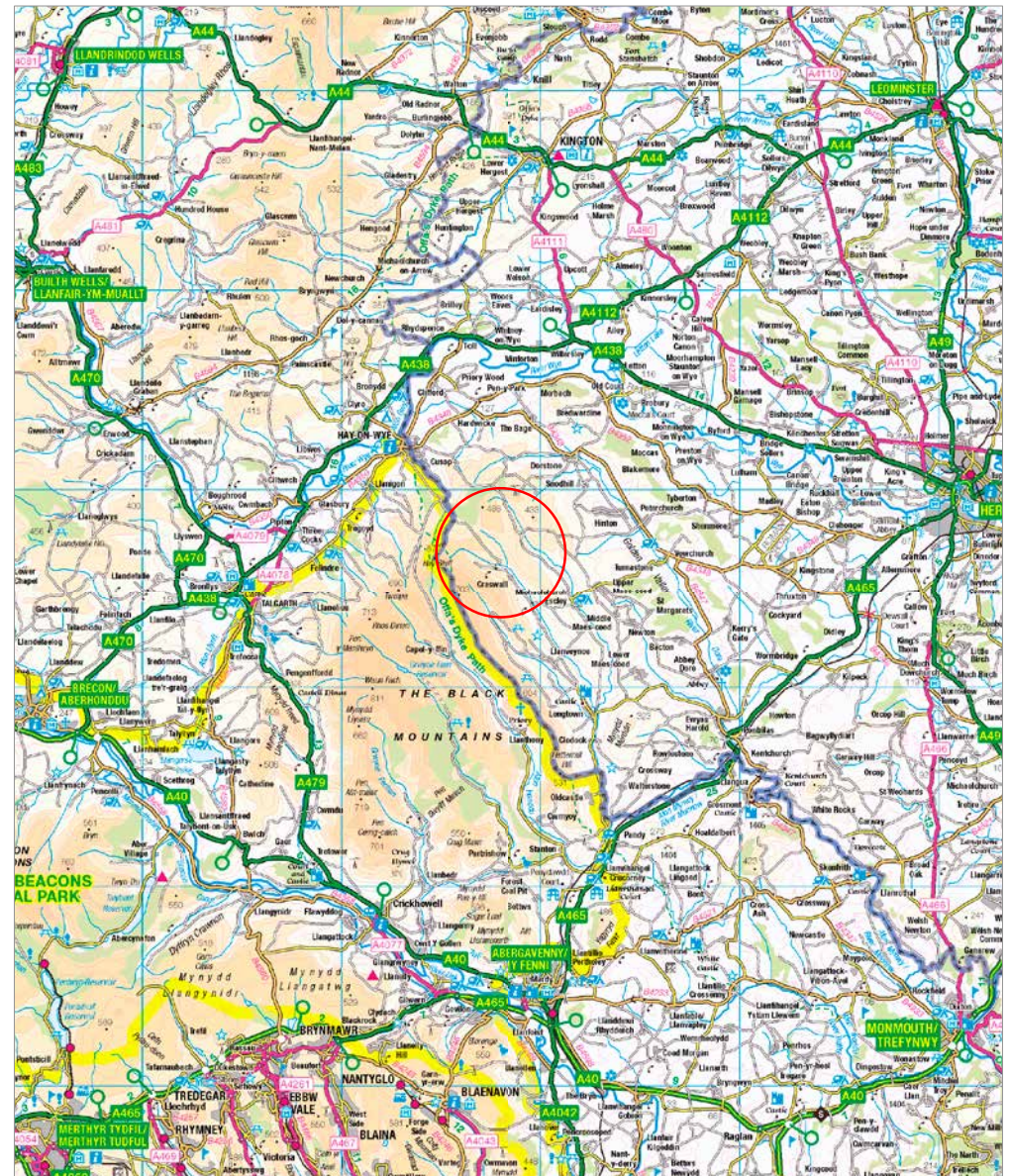
Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester on 01285 300144

Strutt & Parker Central & West Midlands Estates & Farm Agency
15 Dyer Street, Cirencester, Gloucestershire, GL7 2PP

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Over 50 offices across England and Scotland,
including Prime Central London

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Land at Black Hill, Vagar Hill and Cefn Hill, Craswell, Herefordshire

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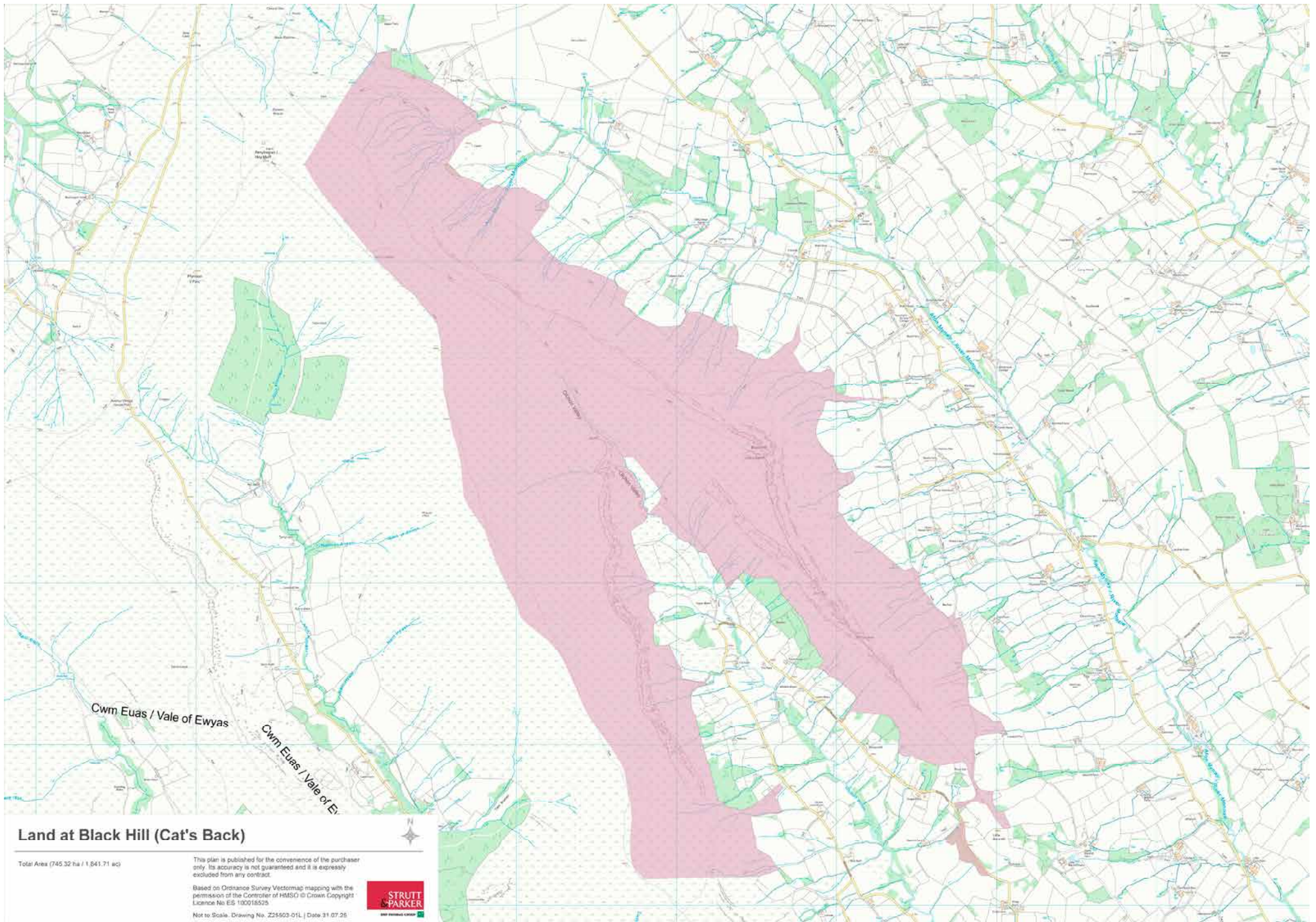
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& PARKER**

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Land at Black Hill (Cat's Back)

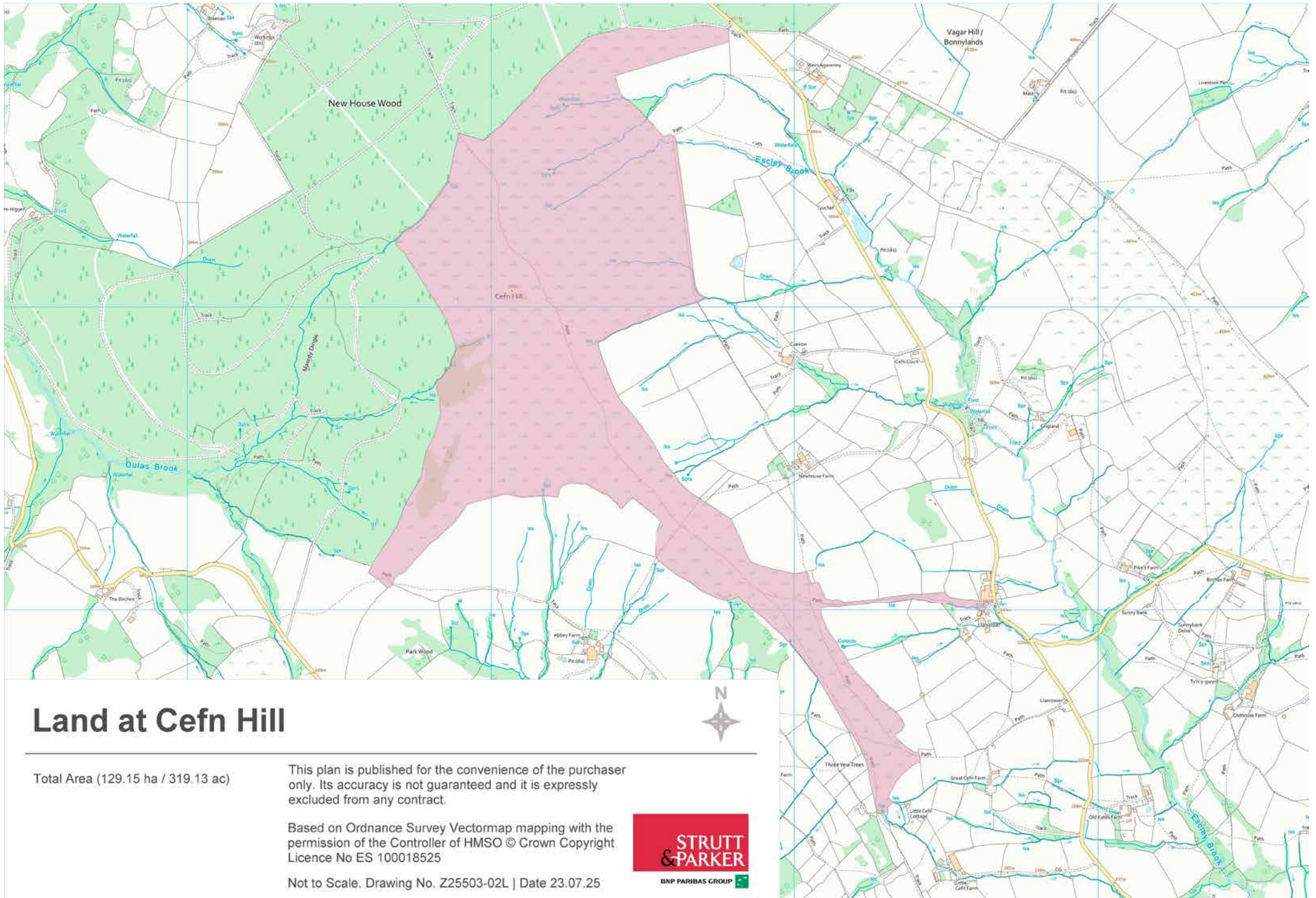
Total Area (745.32 ha / 1,841.71 ac)

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Land at Cefn Hill

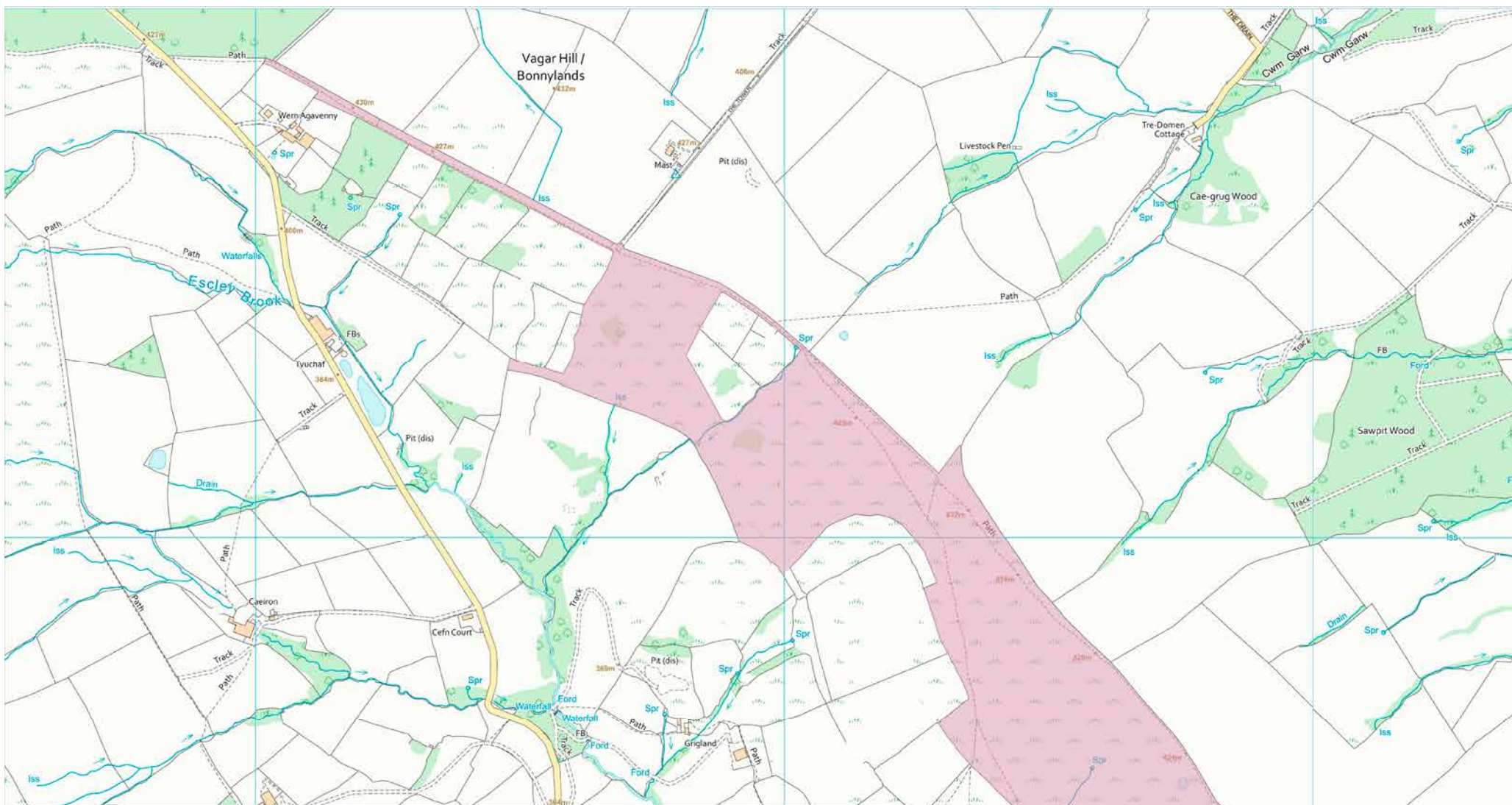
Total Area (129.15 ha / 319.13 ac)

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Land at Vagar Hill

Total Area (47.78 ha / 118.07 ac)

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