

R.G. & R.B. WILLIAMS

CHARTERED SURVEYORS

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WINDSOR HOUSE
ST MARY'S STREET
ROSS-ON-WYE
HEREFORDSHIRE HR9 5HX

TEL: (01989) 567233 • FAX (01989) 567260

SOUTH WEST HEREFORDSHIRE
Hereford 16 miles Abergavenny 13 miles

AN EXCELLENT AREA OF ACCOMMODATION LAND



29.70 ACRES

At

**NEWTON ST MARGARET
HEREFORD
HR2 0QS**

LOT 1 : 11.91 Acres
LOT 2 : 15.69 Acres
LOT 3 : 2.10 Acres

FOR SALE BY INFORMAL TENDER
Tender deadline 17th June 2022 – 12 noon

AMC
AGENT

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract. 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property; 3. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold or withdrawn.


RICS

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies a glorious unspoilt rural location close to the hamlet of Newton ST Margaret in South West Herefordshire. The land has the benefit of extensive roadside frontage to an unclassified council road.

The Cathedral City of Hereford is some 16 miles distant with the town of Abergavenny being 13 miles to the south.

DIRECTIONS

From Ross-on-Wye proceed along the A49 towards Hereford, after travelling approximately 5.6 miles through Harewood End, turn left signposted Wormelow onto the B4348. At the T-junction turn right and then left again back onto the B4348. Follow this road until you meet the A465 turning left towards Wormbridge and Pontrilas. Turn right at Pontrilas onto the B4347 towards Ewyas Harold turning right towards Ewyas Harold. Follow this road through Ewyas Harold and Dulas until you reach a turning signposted Lower Maescoed on your right hand side, on to Old School Road. Follow this road for 1.5 miles and the property will appear on your right hand side.

GRID REFERENCE

SO 339 311

POSTCODE

HR2 0QS

TENURE

The property is offered with vacant possession upon completion.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. No entitlements are included in the sale.

SERVICES

The property has the benefit of a mains water supply connection. Meters are to be established at the cost of the purchaser.

OUTGOINGS

None disclosed.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. 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 consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

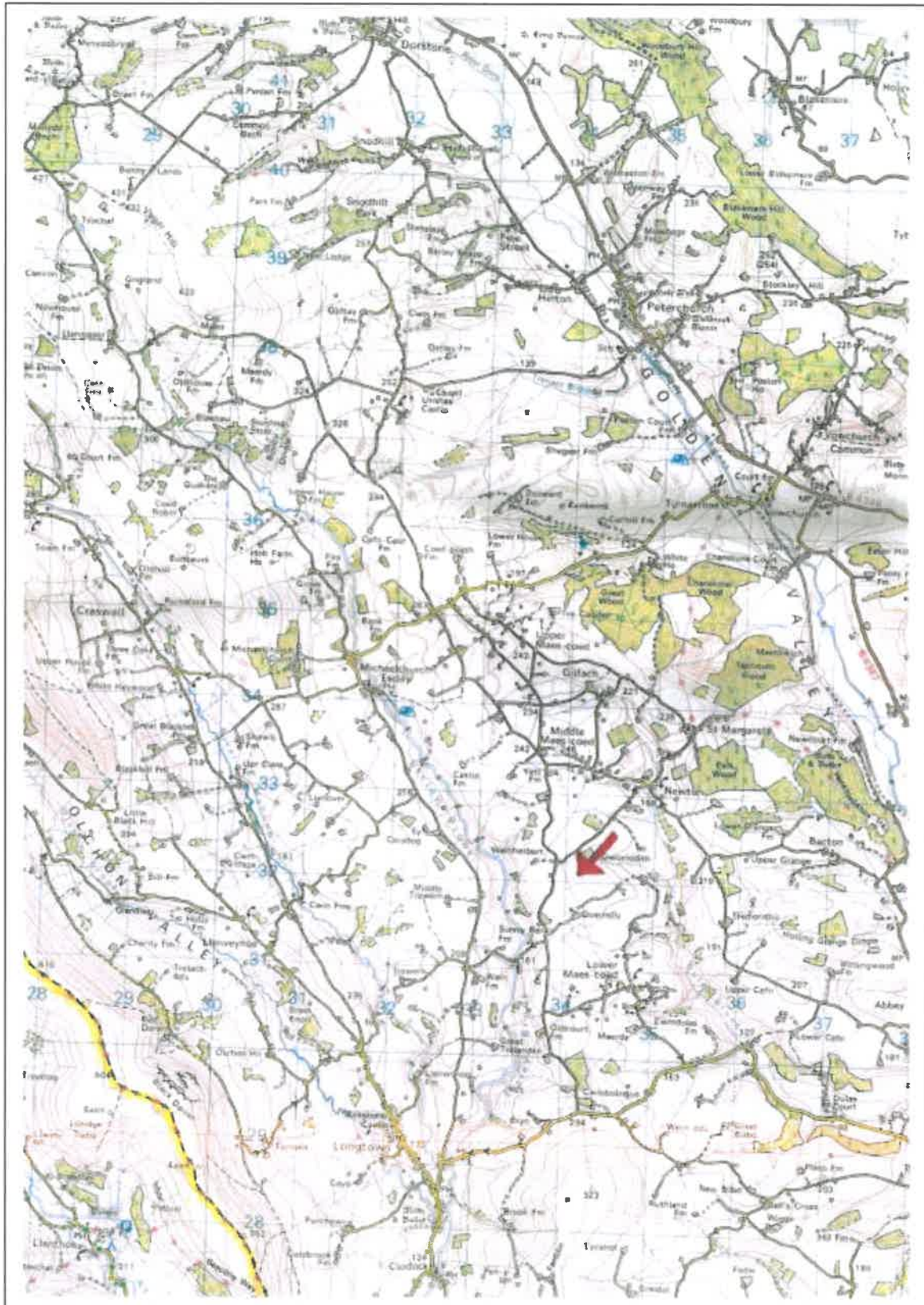
Viewing to be arranged with W Probert at RG & RB Williams – 01989 567233

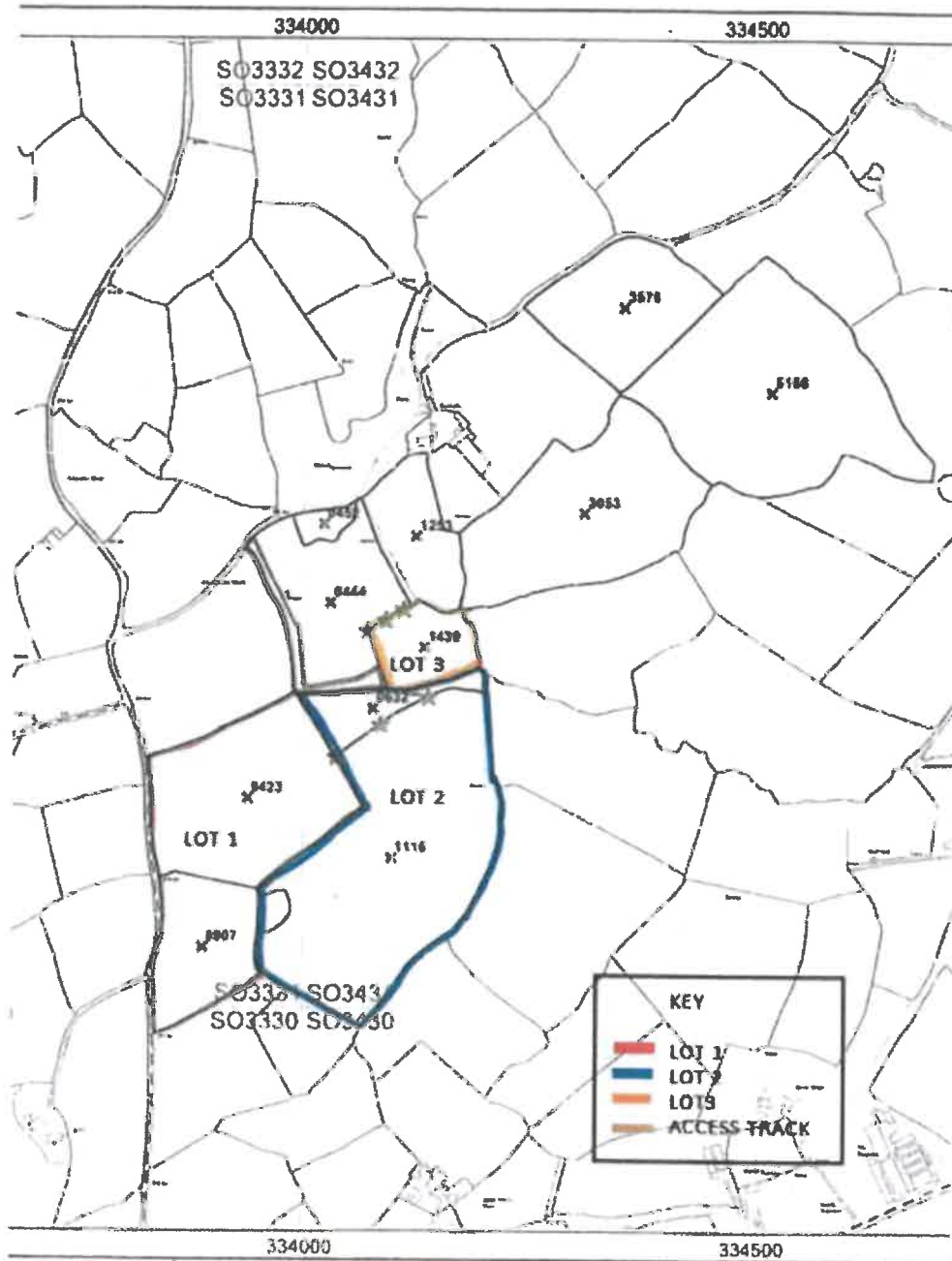
AGENTS Further information available from the Agents RG & RB Williams
Tel: 01989 567233 info@rgandrwilliams.co.uk

MODE OF SALE

The property is offered for sale by Informal Treaty. Tender deadline 17th June 2022 12 noon.







Please return this sheet to us if you want to make any changes to the p

PARTICULARS OF SALE

29.70 ACRES

at

**NEWTON ST MARGARET
HEREFORD
HR2 0QS**



AN EXCELLENT AREA OF ACCOMMODATION LAND

The property is well situated close to the hamlet of Newton St Margaret in South West Herefordshire. It has the benefit of extensive roadside frontage to a quiet unclassified council road.

The land is level and undulating, and all currently in pasture. Part of the land has been ploughed in the past.

The soil is derived from the Bromyard Soil Association and is a medium loam.

The land offers outstanding and breath taking views to the Black Mountains, being within a stones throw of the much desired town of Hay on Wye.

The land lends itself to a variety of uses from agricultural production to equestrian uses, with the views from the location offering an excellent location for rural retreats (subject to obtaining planning permission).

Access to the property is via a track way as marked in brown leading off an unclassified council highway. LOT 1 has direct roadside frontage to an unclassified council highway.

SCHEDULE

LOT 1

Parcel ID	Area
9423	3.28
8907	1.54
	——
	4.82 Hectares 11.91 Acres

LOT 2

Parcel ID	Area
0632	0.61
1116	5.74
	——
	6.35 Hectares 15.69 Acres

LOT 3

Parcel ID	Area
1439	0.85
	——
	0.85 Hectares 2.10 Acres

FORM OF INFORMAL TENDER

An excellent area of arable accommodation land

**29.70 ACRES
of
LAND AT NEWTON ST MARGARETS
HEREFORD
HR2 0QS**

Informal Tenders Closing Date – Noon Friday 17th June 2022

Subject to Contract

I/We offer the sum of:

.....
(figures and words)

This is my/our best and final offer.

- My/Our position is: 1. Cash Purchaser(s) with finance available.
(delete as appropriate) 2. Finance required (no property to sell).
 3. Subject to sale of current property.

SOLICITOR DETAILS

Name:

Address:

YOUR DETAILS

Name:

Address:

Tel No: Email:

Signed:

This form is to be returned no later than 12 Noon on Friday 17th June 2022 to:
RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.
Please mark the envelope 'Land at Newton St Margarets'

NB. The Vendors do not bind themselves to accept this or any other offer whether higher