

By Direction of P C Williams

SOUTH HEREFORDSHIRE
Ross-on-Wye 1 mile.

**AN EXCELLENT WELL SITUATED
PASTURE FIELD**

situated at

**GATSFORD FARM
ROSS-ON-WYE
HR9 7TJ**



1.31 ACRES

FOR SALE BY INFORMAL TENDER
Tenders to be submitted by

MONDAY 12TH JUNE at 12 Noon

GENERAL REMARKS AND STIPULATIONS
(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property is very well situated close to the Travellers Rest roundabout at the end of the M50 Motorway.

The Market Town of Ross-on-Wye is approximately 1 mile distant.

DIRECTIONS

From the Travellers Rest roundabout at the end of the M50 Motorway take the B4221 towards Upton Bishop. The land is situated on the right hand side of the road after a short distance.

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion

BASIC PAYMENT SCHEME

The land is not registered for the Basic Payment Scheme.

LOCAL AUTHORITY

Herefordshire Council
Plough Lane, Hereford, HR4 0LE. Tel: 01432 260000.

INGOING VALUATION

There will be no ingoing valuation nor any claim for dilapidations and/or deterioration (if any) will be allowed.

GRANT SCHEMES

The land is not part of any Environmental Stewardship Scheme.

RESTRICTIVE COVENANT

The property is subject to a Restrictive Covenant which restricts the use of the land for agricultural pastoral purposes only with the erection of no buildings of any sort on the land.

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.

MODE OF SALE

The property is offered for sale by Informal Tender.

Tenders are to be submitted on the attached tender form to arrive at the Agents Office by 12 Noon on Monday 12th June 2023.

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 may be undertaken at any reasonable time.

SOLE AGENTS

Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

PARTICULARS OF SALE

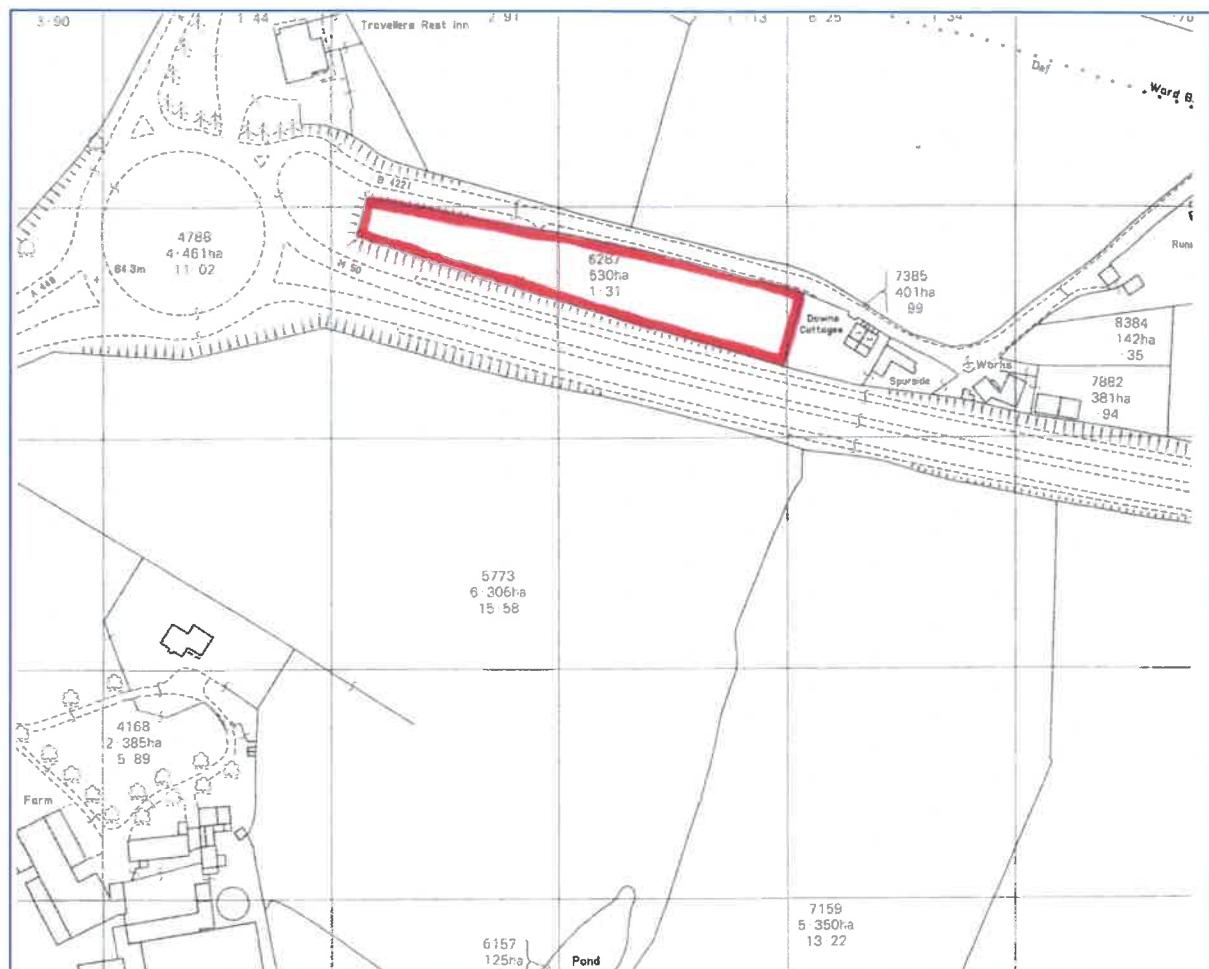
1.31 ACRES OF LAND

at

**GATSFORD FARM
ROSS-ON-WYE
HR9 7TJ**

The property comprises an excellent level pasture field with extensive roadside frontage to the B4221.

The property extends in all to some 1.31 Acres (0.53 Ha).



FORM OF INFORMAL TENDER

1.31 ACRES AT GATSFORD FARM ROSS-ON-WYE

Informal Tender Closing Date – Monday 12th June 2023, 12 Noon.
Subject to Contract, I/We offer, the sum of:

£
(figures and words)

This is my/our best and final offer.

My/Our position is:
(delete as appropriate) 1. Cash Purchaser(s) with finance available.
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 Monday 12th June 2023 to:
RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.
Please mark the envelope 'Gatsford Farm Land'.

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