

R.G. & R.B. WILLIAMS

CHARTERED SURVEYORS

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SOUTH HEREFORDSHIRE

Hereford 8 miles. Ross-on-Wye 8 miles.

**AN EXCELLENT AREA OF MAINLY GRADE 2
ARABLE LAND**



**24.60 ACRES
ACCOMMODATION LAND**

at

**HOARWITHY, HEREFORD
HR2 6QJ**

Tenders to be submitted by

**THURSDAY 28TH MARCH 2024
at 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for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold or withdrawn.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 most convenient rural location close to the village of Hoarwithy in South Herefordshire.

The Cathedral City of Hereford and the market town of Ross-on-Wye are each about 8 miles distant.

DIRECTIONS

From Ross on Wye take the A49 Hereford road for about 7 miles and then turn right towards Hoarwithy. Proceed along this road for about 1 mile and the land will be found on the left hand side of the road.

GRID REFERENCE

SO 539 296.

TENURE

The property is freehold and offered with vacant possession upon completion.

OUTGOINGS

None disclosed.

LOCAL AUTHORITY

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

SERVICES

No services are attached to this 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.

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.

DEVELOPMENT UPLIFT CLAUSE

The property is sold subject to a Development Uplift Clause which terminates on the 14th of November 2030. This was imposed by a previous owner who retains 50% of the increased value of the land should any form of development take place by the due date.

Full details of the uplift are available from the Agents.

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.

VENDORS SOLICITORS

Harrison Clark Rickerbys, Overross House, Ross Park, Ross-on-Wye HR9 7US.
Tel: 01989 562377

MODE OF SALE

The property is offered by informal tender.

The attached tender form is to be submitted to the Agents Office to arrive by Thursday 28th March at 12 Noon. Tenders are to be in sealed envelopes marked "Hoarwithy Tender".

PARTICULARS OF SALE

24.60 ACRES

HIGHLY PRODUCTIVE LAND

at

**HOARWITHY
HEREFORDSHIRE**

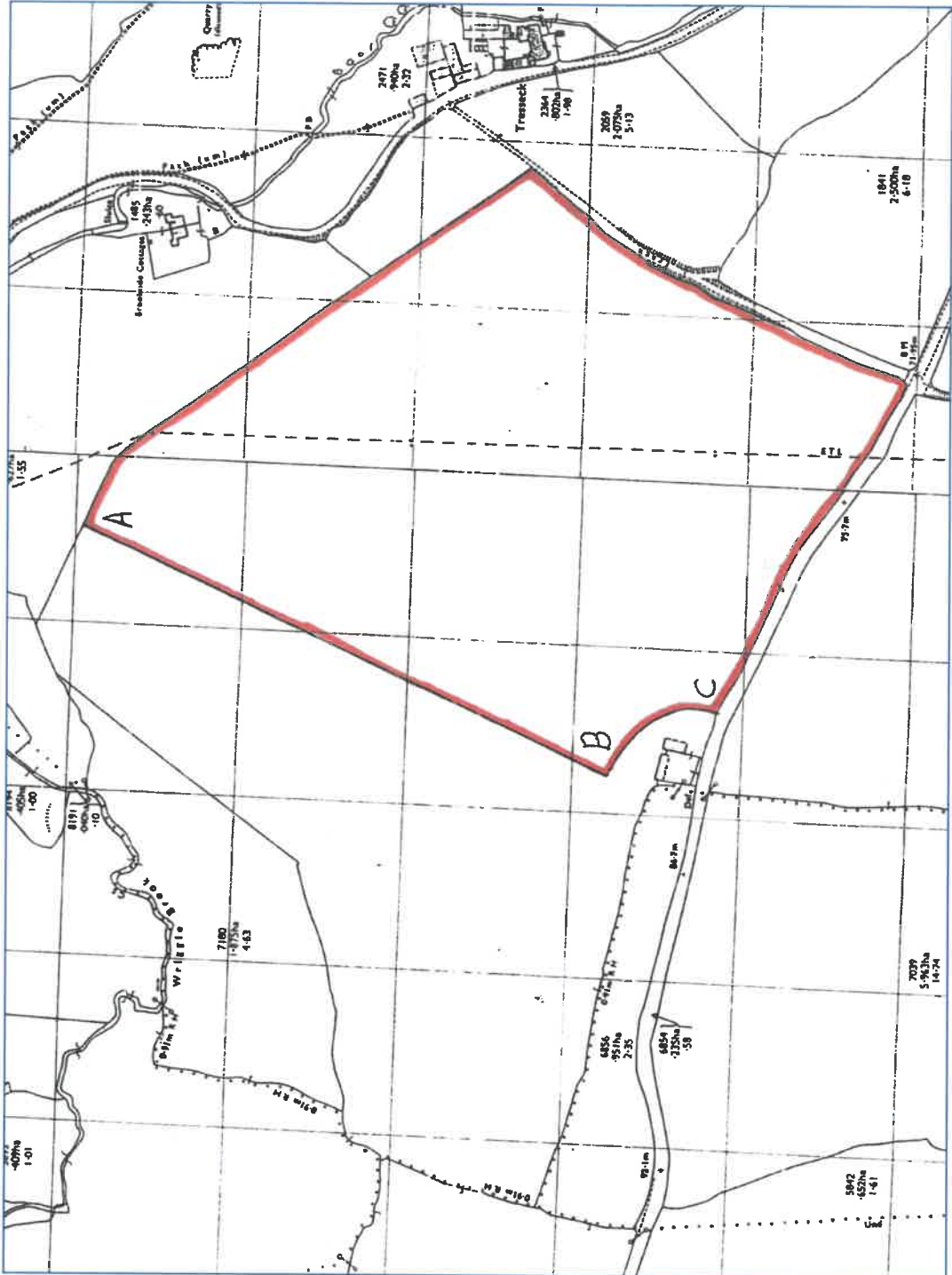


The property comprises an excellent area of mainly level arable land with extensive roadside frontage. The land is a highly productive medium loam with most classified as Grade 2 on the Agricultural Land Classification Map of England and Wales.

The land extends in all to some 24.6 Acres.

FENCING

The Vendor will erect a stockproof fence between points A-B-C within one month of completion (or agreement between the parties).



FORM OF INFORMAL TENDER

24.60 ACRES AT HOARWITHY, HEREFORD

Informal Tender Closing Date – Thursday 28th March 2024.

I/We offer, the sum of:

£
(figures and words)

SOLICITOR DETAILS

Name:

Address:
.....

YOUR DETAILS

Name:

Address:
.....

Tel No: Email:

Signed:

This form is to be returned no later than 12 Noon on Thursday 28th March 2024 to: RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.
Please mark the envelope 'Hoarwithy Land '.

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