



Land at Hilltop Upton Bishop, Ross-on-Wye, Herefordshire, HR9 7UQ

An excellent ringfenced compartment of pastureland in an accessible location with views benefitting from direct access from the B4221 offering strong amenity, equestrian and agricultural appeal.

- Excellent location within the settlement of Upton Bishop •
- Ringfenced compartment of productive level to gently undulating pastureland •
 - Roadside frontage and direct access from the B4221 •
- Appealing to amenity, equestrian and agricultural purchasers •
 - Extending to 2.26 acres (0.91 hectares) •



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Land at Hilltop

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Land at Hilltop offers a superb ringfenced land parcel with views situated on the fringe of the village of Upton Bishop, and with the benefit of direct roadside access from the B4221 Road.

Upton Crews - 0.7 miles

Upton Bishop - 0.8 miles

Ross-on-Wye - 4.6 miles

Hereford - 14.4 miles

Monmouth - 14.5 miles

Location & Situation

Land at Hilltop sits in an excellent elevated position with beautiful views to the north-west, accessed from and with frontage to the north side of the B4221, a short distance east of Upton Bishop and less than a mile from the M50.

Description

Accessed from the north side of the B4221, a double field gated access opens into the property which offers an attractive ringfenced parcel of level to very gently sloping pastureland which is stock proof fenced with post and wire netting and mature hedgerows and trees.

The land is a mix of all freely draining slightly acid loamy soils with some slightly acid loamy and clayey soils under productive permanent pasture all capable of being grazed and mown for fodder. The land could be subdivided to create a series of smaller paddocks.

Land at Hilltop offers a wonderful desirable versatile compartment with roadside access offering good grazing for livestock but could be used for a range of possible uses subject to obtaining the necessary planning consents. The land will appeal to anyone with agricultural, equestrian and amenity interests.

In all Land at Hilltop extends in total to approximately 2.26 acres (0.91 hectares).



Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Services

No services are connected. It is understood mains water is close by in the gateway. An electric three phase transformer sits just outside the boundary hedge of the land.

Development Clawback Overage Provision

The land is subject to an existing development clawback overage provision which captures a 20% uplift in value for any change of use to residential including ancillary landscaping and infrastructure which expires in August 2040. A copy of the Overage Deed is available for inspection upon request.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

At the Travellers Rest Roundabout take the exit on to the B4221 in the direction of Upton Bishop. Proceed for approximately 1.8 miles. At the junction at Upton Bishop proceed across, staying on the B4221 signposted M50 and Newent. Continue for 0.8 miles and the land will be on your left-hand side. The postcode will not take you to the exact address.

What3Words

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