

***NORTH HEREFORDSHIRE***

Leominster 8.1 miles. Presteigne 5.9 miles. Hereford 19.1 miles.

**AN EXCELLENT AREA OF PRODUCTIVE PASTURE LAND  
WITH FIVE BAY AGRICULTURAL BUILDING**



extending to

**3.066 ACRES**

situated at

**WOODLANDS  
UPHAMPTON  
SHOBDON  
HEREFORDSHIRE  
HR6 9PA**

**FOR SALE BY INFORMAL TENDER**

Tenders to be submitted by

**THURSDAY 25<sup>TH</sup> JULY 2024**

at 12 Noon

## **GENERAL REMARKS AND STIPULATIONS**

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

### **AGENTS NOTE**

- Superb rural location and excellent position in the village of Shobdon
- 3.066 Acres of Productive Pasture Land
- Five Bay Steel Portal Frame Agricultural Buildings (approx. 100' x 40')
- Very accessible to the town of Presteigne and Leominster
- Offered for Sale by Informal Tender
- Freehold with Vacant Possession

### **SITUATION**

The property enjoys an excellent accessible location within the popular village of Shobdon. The property is accessed via an unclassified council highway, with private entrance driveway leading to the agricultural building.

The village of Shobdon is well accessed on the Presteigne road and offers an excellent range of local amenities including Shobdon Primary School, Village Hall, Post Office and Premier Shop, together with the popular Bateman Arms public house providing drinking, dining and accommodation.

Mortimers Cross is just two miles east of the property offering the Grange pub and the renowned Luctonians Rugby Club.

### **DIRECTIONS**

**From the A44 in the centre of Leominster** proceed west on Barons Cross Road. Pass over Morrisons roundabout continuing on the B4360. Continue for approximately 3.3 miles, then take the right hand turn at Cobnash in the direction of Aymestry/Wigmore. Continue for 0.6 miles then at the T-junction turn right onto the A4110 in the direct of Aymestry/Wigmore. Follow the A4110 north for 2.2 miles. At Mortimers Cross crossroads turn left onto the B4362 signposted Presteigne/Shobdon. Continue for 1.9 miles entering the village of Shobdon. Once you pass the Bateman Arms on your left, the property will be immediately on your right hand side.

### **POST CODE**

HR6 9PA.

### **TENURE**

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

### **SERVICES**

No services are connected to the property, however connections are available in close proximity.

### **OUTGOINGS**

None disclosed.

### **LOCAL AUTHORITY**

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

## **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**

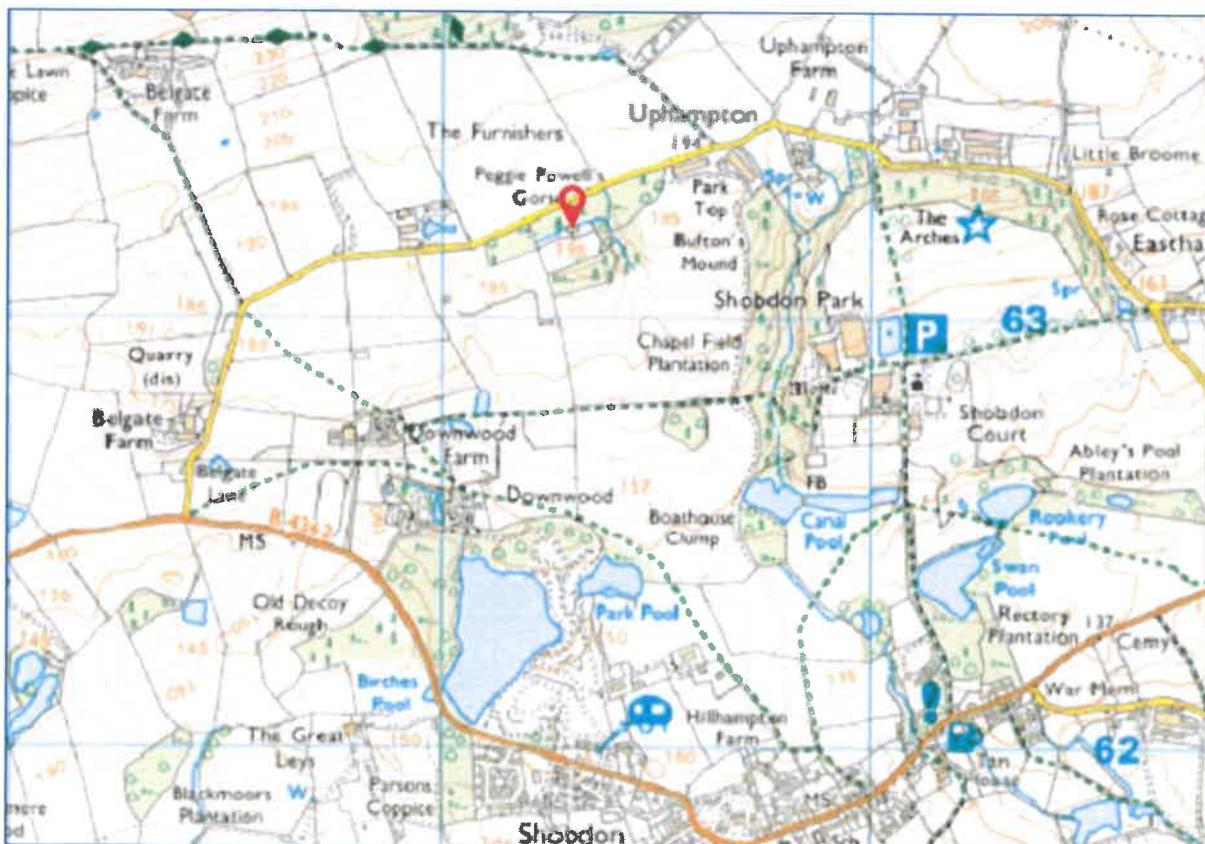
These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, 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.

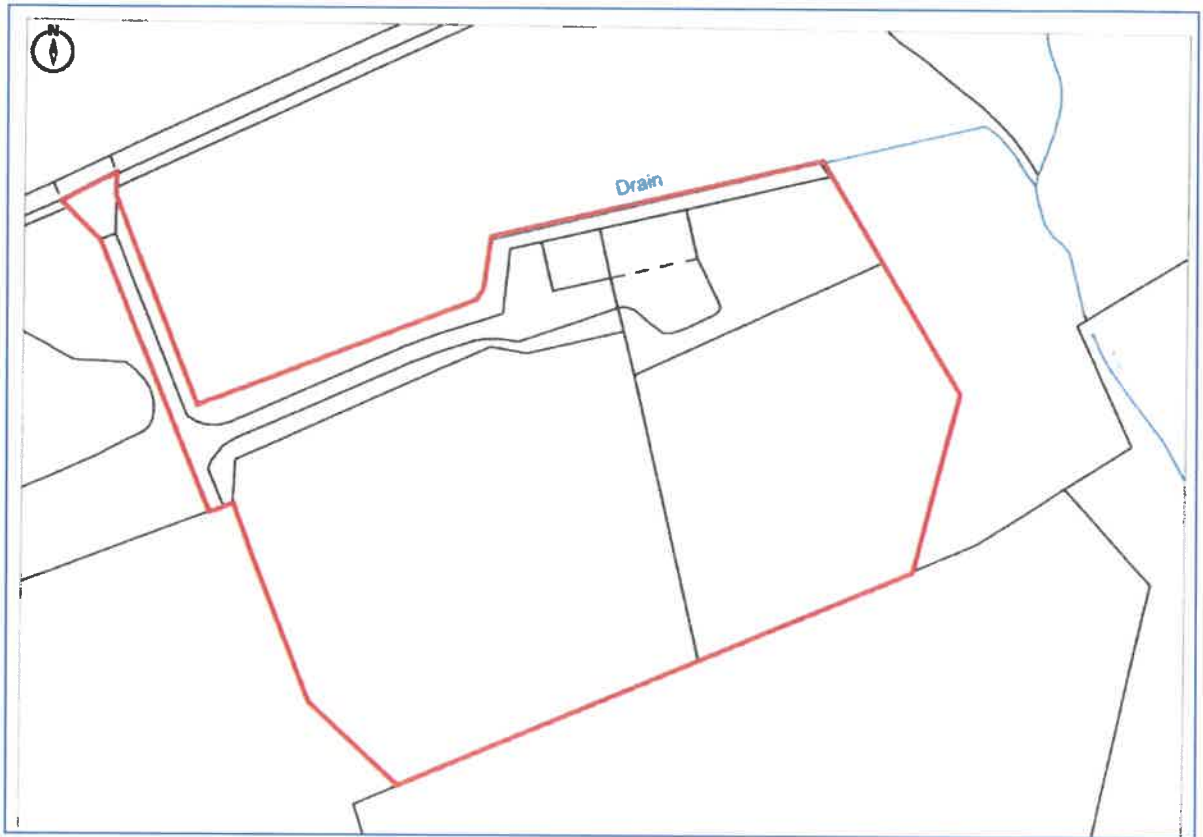
## **VIEWING**

Viewing may be undertaken at any reasonable time with a copy of these particulars.

## **SOLE AGENTS**

Further information is available from the Agents: RG and RB Williams, Ross Auction Centre, Netherton Road, Ross on Wye, Herefordshire, HR9 7QQ. Tel 01989 567233.







*PARTICULARS OF SALE*

**A DESIRABLE BLOCK OF ACCOMMODATION LAND  
WITH THE BENEFIT OF AN AGRICULTURAL BUILDING**

at

**WOODLANDS  
UPHAMPTON  
SHOBDON  
HEREFORDSHIRE  
HR6 9PA**



Woodlands is a desirable block of accommodation land with the benefit of an agricultural building. The property is contained within a ring fence and is accessed by a stone trackway leading off an unclassified council highway.

The property benefits from a large area of hardstanding that surrounds the agricultural building.

The building was built in 2017 and finished to a very high standard.

The building comprises:

Five bay steel portal frame Agricultural Building with concrete panel and profile sheet elevations under a fibre cement roof.

There is a self contained lockable store with internal mezzanine floor (20' x 20').

Overall the building extends to 100' x 40'.

The land extends to some 3.066 Acres and is split into two well proportioned field enclosures. The land is cropped in productive pasture leys being of a very fertile loam and free draining, having cattle being out wintered through winter months.

**FORM OF INFORMAL TENDER**

**3.066 ACRES AT WOODLANDS, UPHAMPTON, SHOBDON**

Informal Tender Closing Date – Thursday 25<sup>th</sup> July 2024, 12 Noon.

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 25<sup>th</sup> July 2024 to: RG and RB Williams, Ross Auction Centre, Netherton Road, Overross, Ross on Wye, HR9 7QQ.  
Please mark the envelope 'Shobdon Land'.

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