

By Direction of Mr and Mrs S Mason

SOUTH HEREFORDSHIRE

Ross-on-Wye 8.5 miles. Hereford 9 miles.

AN EXCELLENT AREA OF ARABLE LAND



68.37 ACRES

situated at

**CROOSE FARM
WOOLHOPE
HEREFORD
HR1 4RD**

**FOR SALE BY INFORMAL TENDER
IN 2 LOTS**

LOT 1	24 Acres Arable
LOT 2	44.37 Acres Arable

**Tenders to be submitted by
FRIDAY 12TH JULY 2024
at 12 Noon**

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

The property occupies a rural yet accessible location close to the village of Woolhope in South Herefordshire.

The market town of Ross-on-Wye is about 8.5 miles distant with the Cathedral City of Hereford being 9 miles away.

DIRECTIONS

From Ross on Wye take the B4224 Hereford Road for about 6 miles and turn right signposted to Sollarshope. Proceed along this road for about 2.5 miles and the land is situated on both sides of the road.

POST CODE

HR1 4RD.

TENURE

The property is freehold and offered with vacant possession upon completion which is fixed for 30th September 2024.

SERVICES

Lot 2 has the benefit of a borehole water supply coming from the adjacent property.

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.

SOLE AGENTS

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

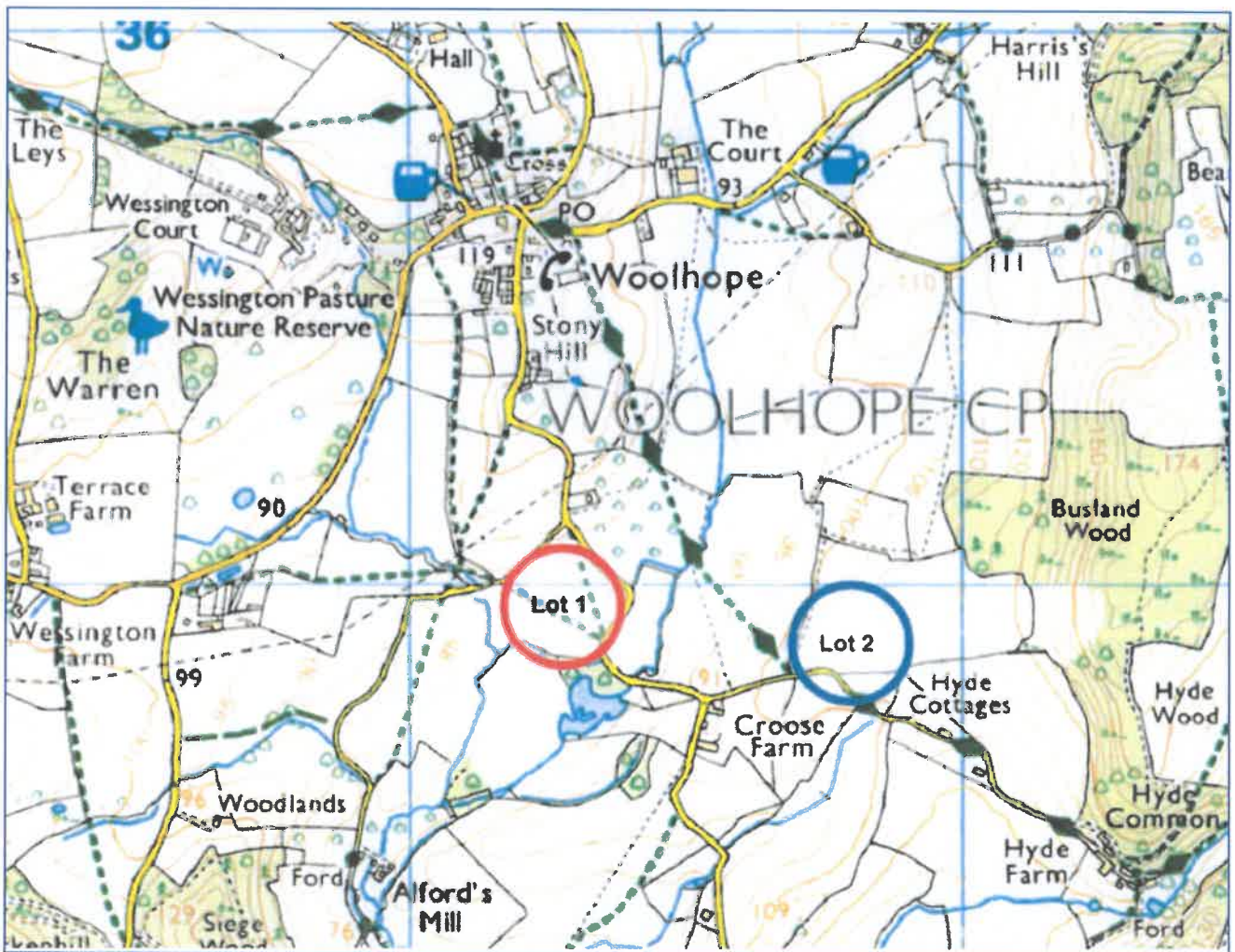
VENDORS SOLICITORS

Humfrys and Symonds, 1 St John Street, Hereford, HR1 2ND. Tel: 01432 276276.
(Attn David Campion).

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 Friday 12th July 2024 at 12 Noon. Tenders are to be in sealed envelopes marked "Woolhope Land Tender".



PARTICULARS OF SALE

AN EXCELLENT AREA OF ACCOMMODATION LAND

at

**CROOSE FARM
WOOLHOPE
HEREFORD
HR1 4RD**



LOT 1

24 ACRES

Lot 1 has the benefit of extensive roadside frontage to facilitate easy access. It principally comprises a productive level area of arable land which has been used for the growing of potatoes in the past. The soil is a medium loam.

SCHEDULE

Parcel ID	Description	Area
0788	Arable	9.71 Hectares 24 Acres

LOT 2

44.37 ACRES



Lot 2 is situated close to Lot 1 and also has the benefit of extensive roadside frontage to the southern boundary.

The property includes 40 acres of level arable land which again have been used for potato production in recent years.

SCHEDULE

Parcel ID	Description	Area
5897	Arable	8.44
9095	Arable	7.86
8211	Arable	1.66
		<hr/>
		17.96 Hectares
		44.37 Acres

FORM OF INFORMAL TENDER

68.37 ACRES AT CROOSE FARM, WOOLHOPE

Informal Tender Closing Date – Friday 12th July 2024, 12 Noon.

I/We offer, the sum of:

LOT 1 – 24 ACRES

£
(figures and words)

LOT 2 – 44.37 ACRES

£
(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 Friday 12th July 2024 to: RG and RB Williams, Ross Auction Centre, Netherton Road, Overross, Ross on Wye, HR9 7QQ.
Please mark the envelope 'Woolhope Land'.

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