

By Direction of Mr and Mrs D P Price

WEST HEREFORDSHIRE
Hereford 12 miles. Kington 9 miles.

AN EXCELLENT AREA OF ACCOMMODATION LAND



situated at

**NORTON WOOD
NORTON CANON
HEREFORD
HR4 7BP**

64.83 ACRES

FOR SALE BY INFORMAL TENDER
As a whole or in 3 Lots

LOT 1 – 40.50 ACRES

LOT 2 – 13.33 ACRES

LOT 3 – 11.00 ACRES

Closing date of Tenders – Friday 16th August, 12 Noon

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

SITUATION

The property occupies a rural location at Norton Wood in the parish of Norton Canon in West Herefordshire.

The Cathedral City of Hereford is about 12 miles distant with the town of Kington being about 9 miles away.

GRID REFERENCE

SO 357 483.

POSTCODE

HR4 7BP

DIRECTIONS

See attached location plan.

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.

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

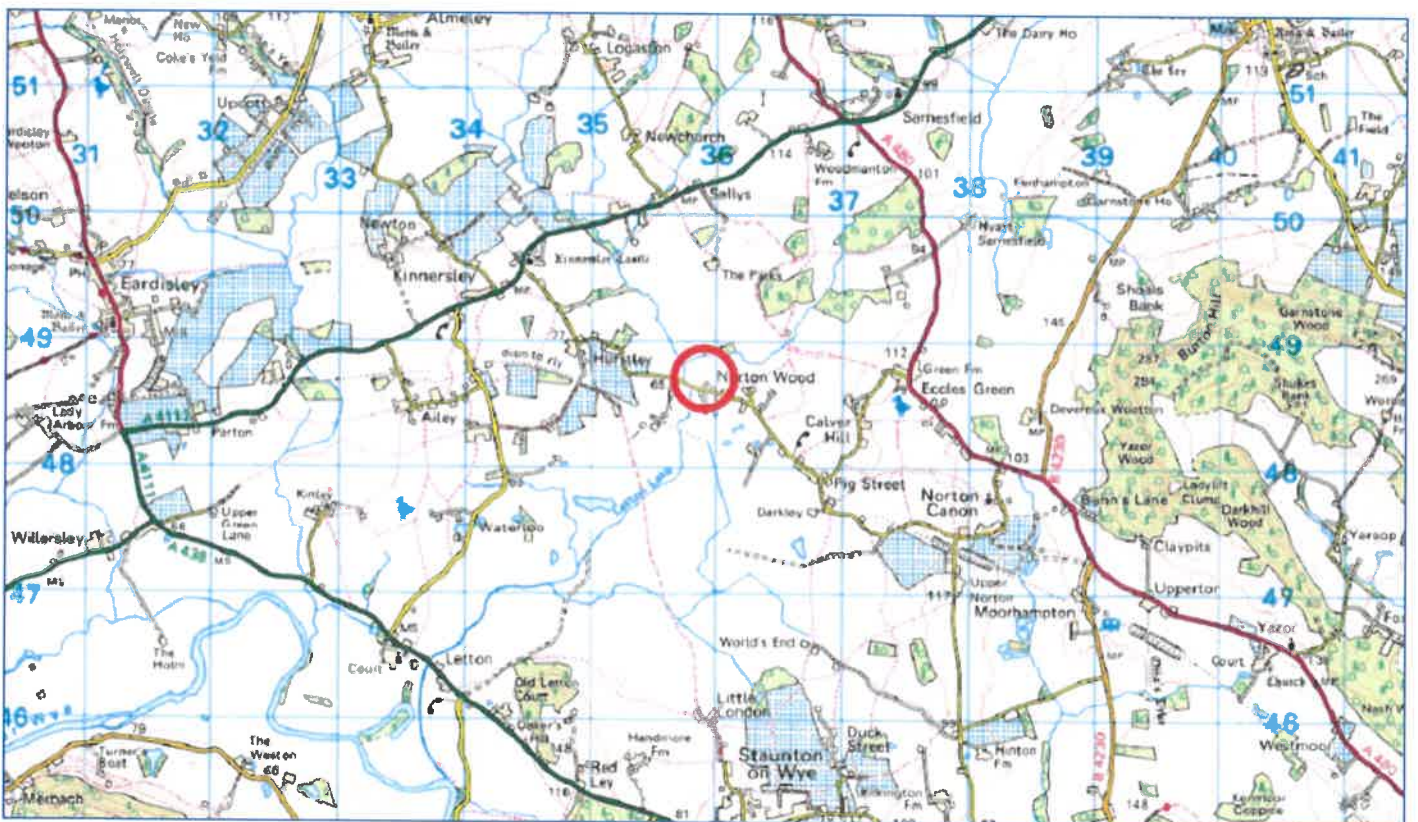
T A Matthews Solicitors,
Broadway House, 32-35 Broad Street, Hereford, HR4 9AR.
Tel: 01432 352121. Attn. Trudie Nicholas

MODE OF SALE

The land is offered for sale by informal tender, as a whole or in three lots viz:

Lot 1	40.50 Acres
Lot 2	13.33 Acres
Lot 3	11.00 Acres

Tenders are to arrive at the Agents Office (email tenders accepted) by Friday 16th August at 12 Noon.



PARTICULARS OF SALE

64.83 ACRES

HIGH QUALITY AGRICULTURAL LAND

at

**NORTON WOOD
NORTON CANON
HEREFORD
HR4 7BP**

LOT 1

40.50 ACRES



The property comprises an excellent level arable field with extensive road frontage. The land is in a single enclosure and lies about 200 ft above sea level.

The soil is a productive loam which has been used for potato production in the past.

The whole extends to some 40.50 Acres.

LOT 2

13.33 ACRES



Lot 2 is situated opposite Lot 1 and comprises another level pasture enclosure. It is classified as Grade . The soil is a highly productive medium loam.

The whole extends to some 13.33 Acres.

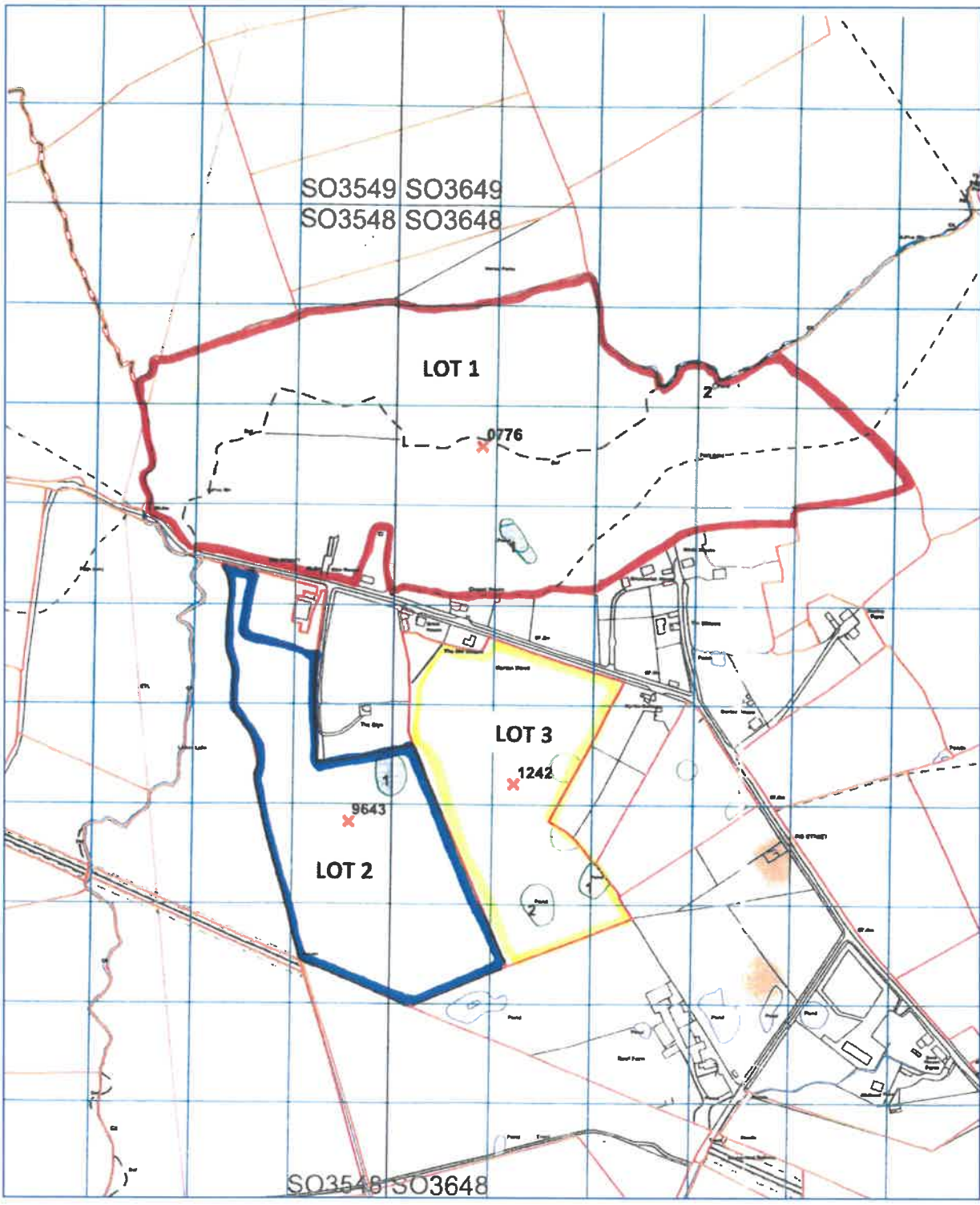
LOT 3

11.00 ACRES



Lot 3 is situated adjacent to Lot 2 and comprises a similar quality area of land. The property includes two small ponds.

The whole extends to some 11 Acres.



INFORMAL TENDER

64.83 ACRES AT NORTON WOOD, NORTON CANON

Informal Tender Closing Date – Friday 16th August 2024.

I/We offer, the sum of:

LOT 1 – 40.50 Acres

£
(figures and words)

LOT 2 – 13.33 Acres

£
(figures and words)

LOT 3 – 11.00 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 16th August 2024 to: RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT. Please mark the envelope 'Norton Canon Land'.

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