

NORTH HEREFORDSHIRE

Leominster 8.1 miles. Presteigne 5.9 miles. Mortimers Cross 2 miles.

**A SUPERB AREA OF ACCOMMODATION LAND
WITH RESIDENTIAL OPPORTUNITY IN A DESIRABLE LOCATION
(subject to Planning Consent)**

**LAND AT ROSEVILLE
SHOBDON
HEREFORDSHIRE**



2.96 ACRES OF PASTURE RUNNING DOWN TO A WOODED STREAM

**FOR SALE BY PRIVATE TREATY
(unless sold prior)**

GENERAL REMARKS AND STIPULATIONS

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

AGENTS NOTE

A superb area of accommodation land with residential development opportunity (subject to planning consent) in a premium desirable location within the village of Shobdon.

An exciting opportunity to acquire an excellent area of accommodation land within a variety of uses. The land is strategically sited within the centre of the village of Shobdon with residential property surrounding the site. The site offers future development potential subject to planning.

SITUATION

Land at Roseville is well located within the centre of the popular village of Shobdon and directly accessed from the south side of the B4362 Presteigne road via a stone entrance driveway.

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. The popular Bateman Arms public house provides 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

Land at Roseville, Shobdon is set back from the south side of the B4362 Presteigne road which connects to Presteigne to the west and the A4110 at Mortimers Cross two miles to the east. Pembridge is just 3.3 miles to the south providing access to the A44.

From the A44 in the centre of Leominster proceed west on Barons Cross Road. Pass over the Morrisons roundabout continuing on the B4360. Continue for approximately 3.3 miles, then take the left 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 direction 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 site will be immediately on your right hand side.

WHAT 3 WORDS

///splashes.coffee.survivor

A sale plan showing the location is contained within the brochure.

TENURE

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

SERVICES

No services are connected to the property, however all main service connections are within the locality.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

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.

VENDORS SOLICITORS

Marches Law, 1 St Peter's Square, Hereford, HR1 2PG.
Tel: 01432 355366.

VIEWING

Viewings are permitted at any time during daylight hours with a copy of these particulars.

MODE OF SALE

Land at Roseville is available for sale by private treaty. The vendor and the selling agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

PARTICULARS OF SALE

**LAND AT ROSEVILLE
SHOBDON
HEREFORDSHIRE**



**ACRES ACCOMMODATION LAND
WITH RESIDENTIAL DEVELOPMENT OPPORTUNITY**
(subject to planning consent)

Land at Roseville is a desirable block of accommodation land with the benefit of central village location. The property is contained within a ring fence and is accessed by a stone trackway leading off the B4362.

The land extends to some 2.96 Acres with a stream to the northern boundary of the property and a number of mature trees within the land.

The land is cropped in a productive permanent pasture ley that has been utilised for the grazing of livestock.

The land is accessed via a stone trackway which also has a number of gates and has been used as a handling pen for livestock.

The land extends to some 2.96 Acres. 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.



