

SOUTH HEREFORDSHIRE

Ross on Wye 1 mile.

TWO EXCELLENT PARCELS OF GRADE 2 ARABLE LAND



at

**WILTON
ROSS-ON-WYE**

17.09 ACRES

FOR SALE BY INFORMAL TENDER IN 2 LOTS

LOT 1 – 8.57 ACRES

LOT 2 – 8.52 ACRES

Tenders to be submitted by 12 Noon on FRIDAY 7TH MARCH 2025

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

Both lots are situated on the outskirts of the village of Wilton in South Herefordshire. They have direct frontage to the A40 Ross-on-Wye to Monmouth road.

The market town of Ross-on-Wye is about 1 mile distant.

TENURE

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

OUTGOINGS

None disclosed.

BASIC PAYMENT SCHEME

Both fields were eligible for the Basic Payment Scheme. No payments are available for transfer.

DEVELOPMENT UPLIFT CLAUSE

Lot 1 is subject to a 20 year Development Uplift Clause. The vendors are entitled to receive 20% of the increase in value should planning consent be granted for any form of residential development.

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.

MODE OF SALE

The property is offered for sale by Informal Tender in 2 Lots.

Tenders are to be submitted to the agents office to arrive by 12 Noon on Friday 7th March 2025.

SOLE AGENTS

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

PARTICULARS OF SALE

17.09 ACRES

EXCELLENT ARABLE LAND

at

**WILTON
ROSS-ON-WYE**

LOT 1



The property comprises an excellent area of level arable land with direct roadside frontage to Bannutt Tree Lane.

The soil is a productive loam derived from the Old Red Sandstone Soil Association. It is naturally free draining with the land being classified as Grade 2 on the Agricultural Land Classification Map of England and Wales.

The property extends in all to some 8.57 Acres.

LOT 2

Lot 2 is approached directly off the A40 Ross-on-Wye to Monmouth road. It principally comprises a level arable field which is again classified as Grade 2 on the Agricultural Land Classification Map of England and Wales.

The property includes a small area of woodland.

The area in all extends to some 8.52 Acres.



INFORMAL TENDER

17.09 ACRES AT WILTON, ROSS-ON-WYE

Informal Tender Closing Date – Friday 7th March 2025, 12 Noon

I/We offer, the sum of:

LOT 1 – 8.57 Acres

£
(figures and words)

LOT 2 – 8.52 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 7th March 2025 to: RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Please mark the envelope 'Wilton Land'.

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