

SOUTH HEREFORDSHIRE

AN EXCELLENT AREA OF ARABLE LAND



known as

**LAND AT TRE ESSEY CROSS
LLANGROVE
ROSS ON WYE
HEREFORDSHIRE
HR9 6PJ**

extending to

47.89ACRES

FOR SALE BY PUBLIC AUCTION

**at ROSS AUCTION CENTRE, HR9 7QQ
THURSDAY 27TH NOVEMBER 2025
6pm**

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

Tre Essey Land occupies a rural location close to the villages of Langrove and Llangarron. The land extends to some 47.89 acres.

The nearest village of Llangrove is situated approximately 1.5 miles away, within walking and cycling distance. The village offers the following facilities: Primary School, Public House, Community Hall and Church.

The site is served by two existing agricultural access points which connect with the adopted road to the north west and north of the site. Llangrove is served by bus routes connecting with surrounding villages as well as the city of Hereford.

DIRECTIONS

From Hereford take the A49 towards Ross on Wye, beyond Harewood End turn right onto the A4137 and after about three miles turn right to Llangarron. Pass through Llangarron towards Llangrove and after about 1.25 miles turn left at the T junction, after 1 mile turn right, the property will then be found on your right hand side after 1.5 miles.

WHAT 3 WORDS

cupboards.reason.removal.

GRID REFERENCE

SO 508 214.

TENURE

Freehold with vacant possession upon completion of sale.

COUNCIL TAX

Not applicable.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

SERVICES

Mains water and electricity are understood to be available at the site. There is no private drainage connected to the property presently. The site is not understood to be served by mains gas or sewerage. Accordingly, the developments drainage proposal includes for a non-mains drainage system and the scheme presents opportunities to incorporate renewable heating technologies.

LOCAL AUTHORITY AND PUBLIC UTILITIES

Council: Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Water: Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY.

Electricity: National Grid, Vincent Carey Rd, Hereford, HR2 6LB.

EPC

Not applicable.

MONEY LAUNDERING

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

OVERAGE

There will be no overage associated with the sale of the property.

VIEWING

Strictly by appointment with the Agents.

HEALTH AND SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

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

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 artists 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

HCR Law, Overross House, Ross Park, Ross-on-Wye, HR9 7US.

Tel: 01989 562377

Email: flovell@hcrlaw.com

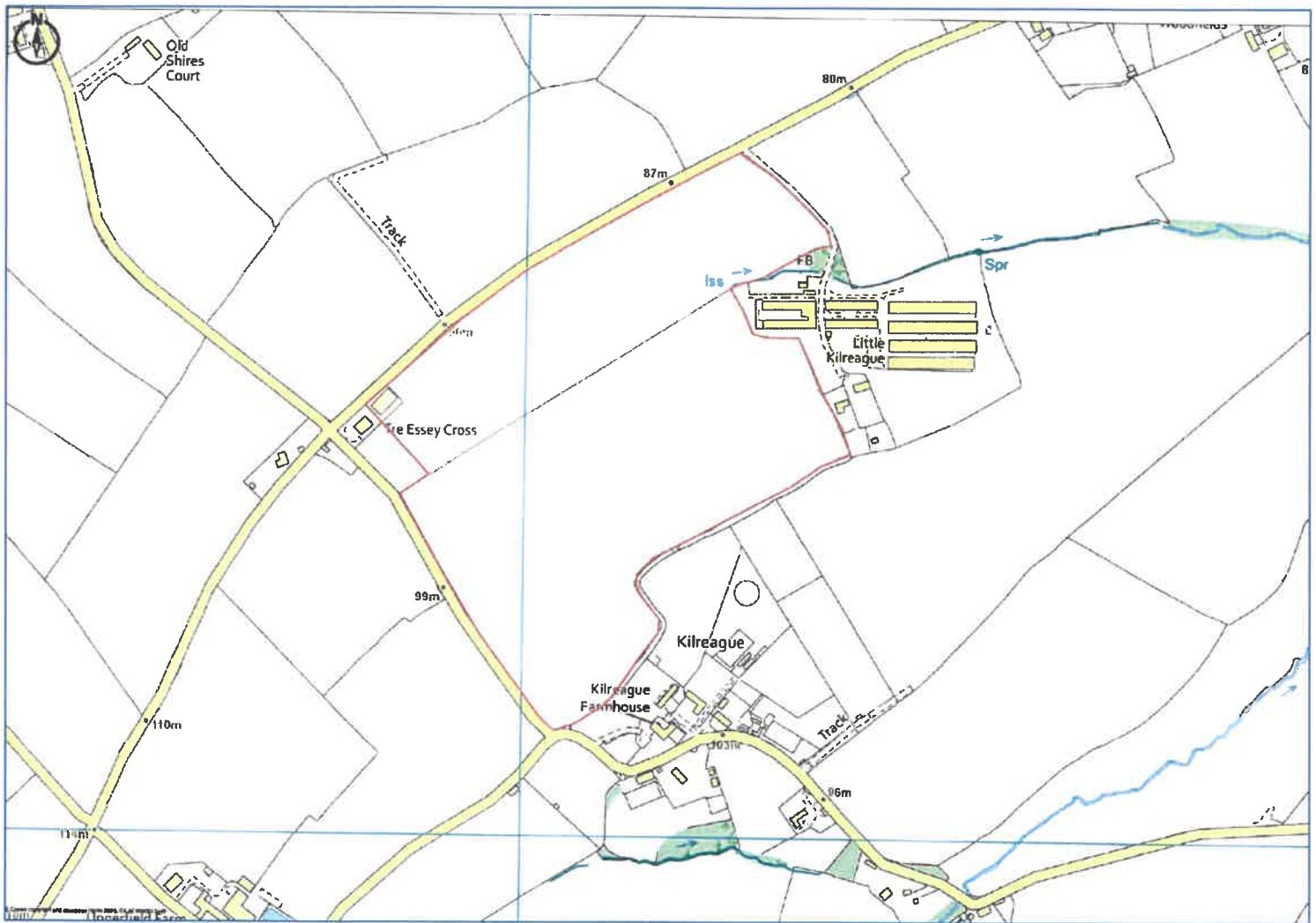
MODE OF SALE

The property will be offered for sale by Public Auction on Thursday 27th November 2025 at Ross Auction Centre, HR9 7QQ.

The successful purchaser will be expected to pay a 10% deposit the evening of the sale with completion 30 days after.

VIEWING

Viewing may be undertaken at any reasonable time.



PARTICULARS OF SALE

LAND AT TRE ESSEY CROSS TRE ESSEY CROSS LLANGROVE HR9 6PJ

THE LAND

The property comprises an excellent area of level arable land which is contained within a ring fence extending to some 47.89 acres (19.383 hectares). The property has benefit of good roadside access to the northern and western boundary.

The property benefits from a modern steel portal frame building currently utilised for agricultural purposes.

The soil is derived from the Old Red Sandstone Series noted for being naturally free draining and capable of growing a wide variety of productive arable crops to include potatoes.

The land has been farmed in good heart and would be a fantastic addition to any property portfolio.

In all the land extends to some 47.89 acres (19.383 hectares).

THE BUILDING

The building comprises a modern Steel Portal frame Covered General Purpose Store.

The building benefits from a concrete floor and concrete apron surrounding the buildings with steel portal, concrete panel and profile sheet elevations under a fibrous cement roof. (approx. 90' x 45').



Note – The entrance to the building is to be moved to the eastern elevation of the building. This will be carried out by the vendor prior to auction.