

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



TO BE SOLD BY PRIVATE TREATY A PARCEL OF AMENITY LAND EXTENDING TO APPROXIMATELY 2.86 ACRES SITUATED IN A DELIGHTFUL RURAL LOCATION WITHIN EASY REACH OF THE TOWN OF LEDBURY

Land At Falcon Lane - Guide Price: £30,000 - £35,000

Ledbury Herefordshire HR8 2JN



Land At Falcon Lane

Property Description

A rare opportunity to purchase a parcel of amenity land extending to approximately 2.86 acres.

The land is situated in a delightful rural location yet lies within easy reach of the popular town of Ledbury. The site has the advantage of its own pedestrian access and it is understood that there is a further vehicle access to the site in the north western corner via a right of way over part of the neighbouring land (green shaded area on attached plan). There is also a large open-fronted outbuilding which will be included in the sale.

Location

The site is well positioned for easy access to the popular town of Ledbury which has an extensive range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

Services

It is understood that mains water is available. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries.

Tenure

We are advised (subject to legal confirmation) that the property is Freehold.

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear left at the railway station and proceed down the Hereford Road. At the roundabout take the third exit onto the A438. Continue out of Ledbury and after approximately 1¼ miles turn left into Falcon Lane. Proceed for approximately ¼ of a mile and the land will then be located on the left hand side (just after the row of white/cream properties on the right).

Viewing

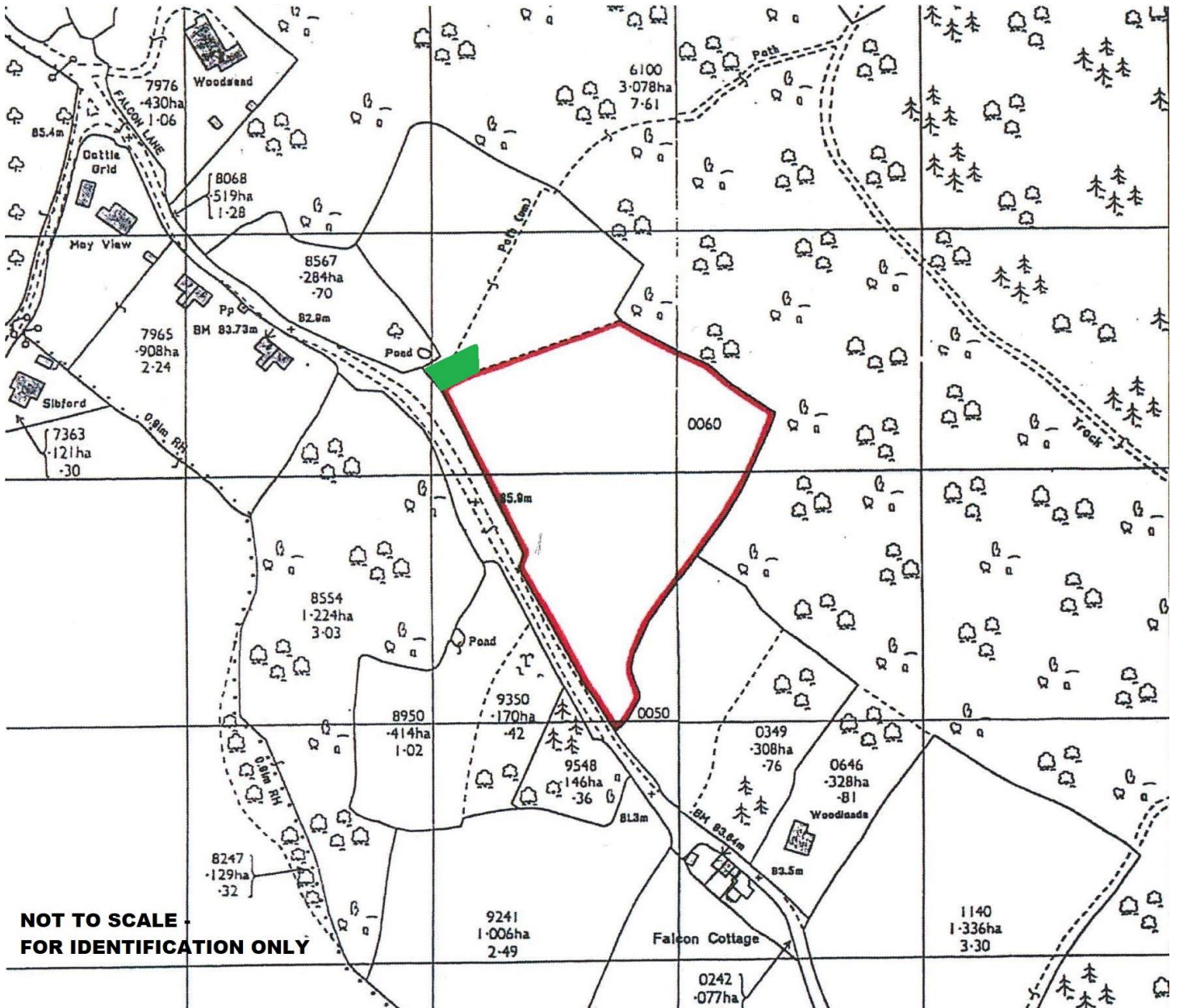
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.





**NOT TO SCALE
FOR IDENTIFICATION ONLY**



**Ledbury Office
01531 634648**

**3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk**

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

