



**A DELIGHTFUL AREA OF PASTURELAND EXTENDING IN ALL TO APPROXIMATELY 30 ACRES  
LOCATED ON THE EDGE OF THE FAVOURED VILLAGE OF COLWALL BORDERING THE  
MALVERN HILLS AONB AND THE VILLAGE CONSERVATION AREA**

**Land To The Rear Of Oyster Close - Guide Price: £500,000**  
Mathon Road, Colwall, Malvern, Herefordshire WR13 6ER

# Land To The Rear Of Oyster Close

## **Location**

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

## **Description**

A rare opportunity to purchase a delightful area of pastureland extending in all to approximately 30 acres. Laid out in two enclosures, the land comprises a level area of pastureland on the edge of the village of Colwall bordering The Malvern Hills Area of Outstanding Natural Beauty And the village conservation area.

Access to the land is via a vehicular right of way from Mathon Road (blue line on attached plan) and The Malvern Hills provide a wonderful backdrop.

## **Agents Note**

It should be noted that the adjoining property called Oyster Close is also available for sale. For further details contact the agents Ledbury office.

## **Services**

Mains water is understood to be available. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority.

## **Tenure**

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

## **Viewing**

The land can be inspected at any reasonable time. PLEASE NOTE LIVESTOCK ARE LIKELY TO BE GRAZING THE LAND SO PLEASE RESPECT THE COUNTRYSIDE CODE AND CLOSE ALL GATES.

## **Directions**

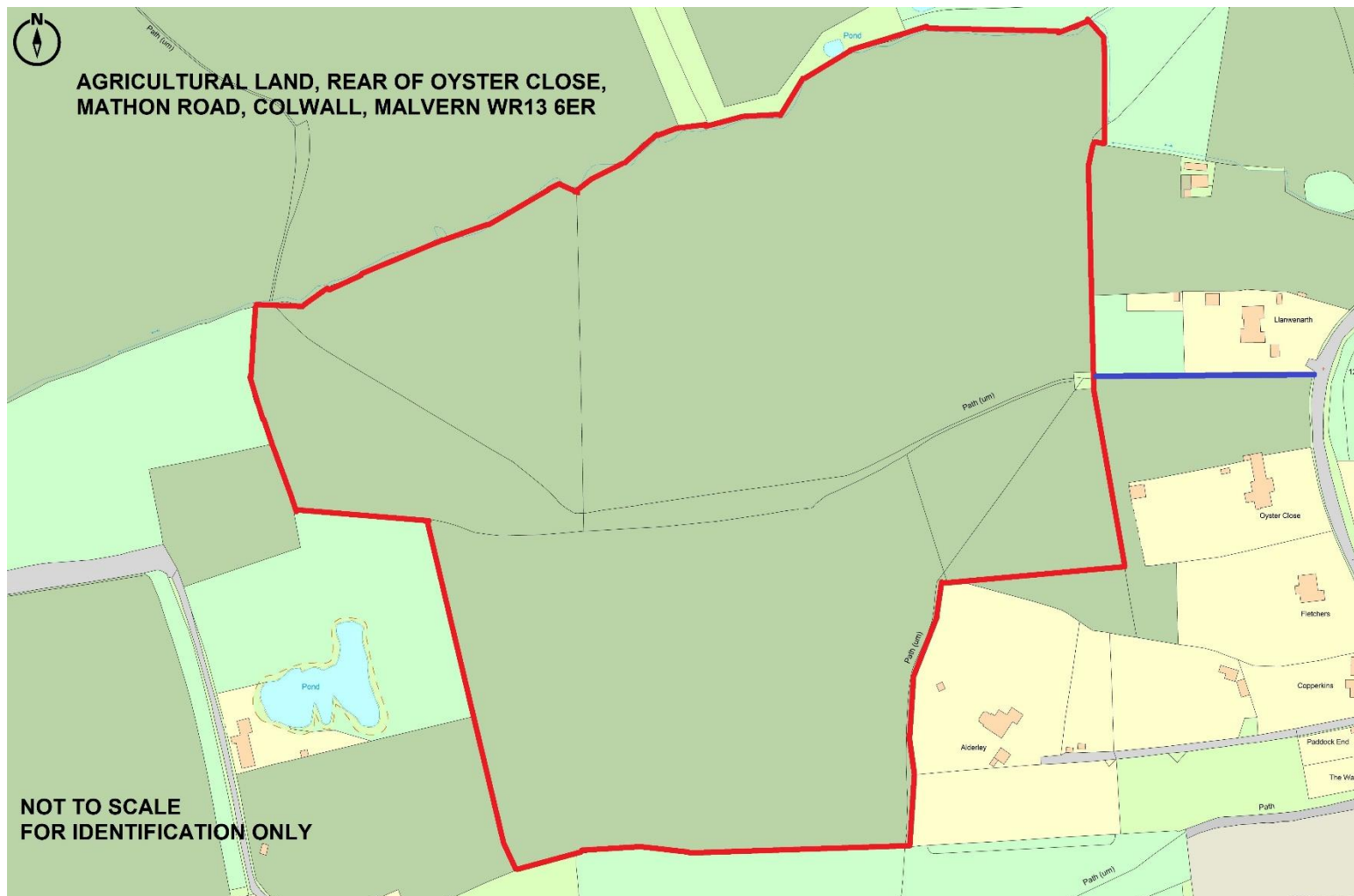
From the Agent's Colwall office turn left and proceed up Walwyn Road. Take the 2nd turning on the left into Old Church Road. After a short distance turn right into Mathon Road and after approximately 0.3 of a mile Oyster Close will be located on the left hand side.

WHAT3WORDS: INVITING.SATURATE.PUSH

## **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 formally 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.







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