



NEW MEADOW PENTALOE MORDIFORD, HEREFORD HR1 4LR

Offers in excess of **£30,000**
FREEHOLD

An excellent parcel of land which borders a stream in attractive rural location, about 2.2 acres, ideal for a pony paddock.



Description

This excellent parcel of land , known as "New Meadow Pentaloë", is conveniently located in the Wye Valley (Area of Outstanding Natural Beauty - National Landscape) on the edge of the village of Mordiford, just 4 miles from the cathedral city of Hereford and close to Haugh Woods (an ancient woodland designated as SSSI) The land which is on a gentle slope is enclosed by hedging and is laid to pasture and adjoins a stream and extends to approximately 2.2 acres.

Ideal as a pony paddock amenity or as farmland.

Location

The village of Mordiford is in a conservation area and is noted for the confluence of the rivers Wye and Lugg. In the village there is a church, public house and primary school. The area is noted for its range of footpaths and bridleways (none of which pass through the paddock).

Property Services

No main services are available - prospective purchasers must satisfy themselves as to the both the cost and availability of connection.

Access

There is vehicular right of way via a field gate opposite the entrance to Pentaloë Close.

Restrictions, Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all restrictions, wayleaves and rights of way, whether public or private or disclosed or not

Environmental Schemes

We are not aware of any environmental schemes currently held on the property.

Agent's Note

The sale will be subject to an uplift/overage clause, whereby should residential planning be approved the vendors or their successors will be entitled to 25% of the increased value if planning consent is obtained within a 25 year period.

Directions

From Hereford proceed initially towards Ledbury on the A438 and then turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop , over the river bridge into Mordiford and then turn left towards Woolhope and Haugh Woods (by The Moon Inn) and the entrance to the field is on the right hand side.

Viewing

Site inspection at any reasonable daylight hour.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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