



Land at Llancreugh, Ross-on-Wye, HR9 6EH





**Llancreugh Farm  
Marstow  
Ross-on-Wye  
HR9 6EH**

Summary of features

- Lot 1 – 60.74 acres
- Lot 2 – 61.75 acres
- As a whole – 122.49 acres
- Roadside access to both lots
- For sale by Formal Tender
- Tender Deadline: 12 Noon on Wednesday 30<sup>th</sup> August

**Guide price**

**As a whole: £1.7m - £1.9m**  
**Lot 1: £850,000 - £950,000**  
**Lot 2: £850,000 - £950,000**

For further information please contact:  
**Graham Baker 07831 119337 /**  
**Andrew Edwards 07825 066859**

**Situation:**

Llancreugh Farm is located just outside the rural Herefordshire hamlet of Marstow. The land is easily accessible as a result of being less than a mile from the A40 and no more than 7 miles from the south Herefordshire market town of Ross-on-Wye.

**Description:**

This sale is a rare opportunity to purchase two very useful & well sized blocks of land suitable for the production of numerous crops. The land is in a quiet location, yet less than 7 miles from the M50.

SCHEDULE		
LOT 1		
Parcel ID	Acreage	Crop
4288	46.96	Winter Wheat
5601	13.79	Winter Wheat
LOT 2		
Parcel ID	Acreage	Crop
2076	20.50	Sugar Beet
2945	13.36	Sugar Beet
5858	28.15	Sugar Beet



### Services:

Lot 1 has a small stream supply. Mains water is available in Lot 2.

### Tenure:

The land at Llancaugh is Freehold and with the benefit of Vacant Possession.

### Boundaries:

The boundaries are well fenced and are mostly included as indicated on the plan.

### Land:

The majority of Lot 1 has an Agricultural Land Classification of Grade 2.

Lot 2 is part Grade 1 & 2 on the Agricultural Land Classification.

### Basic Payment Scheme:

There are no Entitlements included in the sale. The payment rights remain with the vendor.

### Stewardship Schemes:

Insofar as we are aware the land is not the subject of any Environmental Stewardship Scheme.

### Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if relevant, are included in the sale.

### Wayleaves, Easements & Rights of Way:

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

### Planning:

No planning enquiries have been made.

### Local Authority & Public Utilities:

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

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

**Western Power Distribution**, Toll End Road, Tipton, DY4 0HH

### Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

### Mode of Sale:

The property is being offered for sale as a whole or in two separate Lots by **Formal Tender**. The Tender is legally binding. No further negotiations will be entered into after the Tender closing date.

The Vendors reserve the right not to accept the highest, or indeed any tender.

The vendor reserves the right to accept offers prior to the Tender date and if such offer(s) is accepted they will be subject to the Tender Contract without exception.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price. These are to be received at the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by **12 noon on Wednesday 30<sup>th</sup> August**. Envelopes must be marked "Tender for Land at Llancaugh"

The successful Purchaser will reimburse the Sellers for the searches provided as part of the Contract Pack

The deposit cheque should be made payable to MFG Solicitors LLP.

Sunderlands will then confirm which (if any) offer is acceptable and the Solicitors will immediately effect an exchange of Contracts with a completion date of 25<sup>th</sup> September 2023 for both lots (or earlier by mutual agreement). Lot 2 will be subject to Holdover Rights until 31<sup>st</sup> October 2023 for the removal of the beet crop.

All unsuccessful bidders will have their deposit cheque(s) returned and unsuccessful Contracts and documentation will be destroyed.

### Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection at both the Auctioneers and the Solicitors Offices some 10 days prior to the date of Sale.

The Vendors Solicitors will distribute a Contract pack upon request but they reserve the right to charge a nominal amount for doing so.

Purchasers will deem to have bid on the basis of the Contract and such conditions, whether or not they have inspected them.

### Money Laundering:

As a result of anti-laundering legislation all persons offering for the property should include completed Proof of ID (Photo ID, e.g. a passport or driving licence and a Residential ID, e.g. a current utility bill).

### Guide Price:

Please note a Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

### Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

### Vendors Solicitors:

Susan Morrissy  
MFG Solicitors, 9 Corve Street,  
Ludlow, SY8 1DE  
Tel: 01562 820181  
Email: [susan.morrissy@mfgsolicitors.com](mailto:susan.morrissy@mfgsolicitors.com)

### Directions:

From Hereford, join the A49 heading heading south. Continue along this road for approximately 10 miles before turning right onto A4137 and after 4 miles the land will be located by the auctioneers sale board on the right hand side.

If travelling on the A40 from the Monmouth + Ross-on-Wye, leave onto A4137 and the land will be found after 1 mile on the left as signposted.

### Viewing:

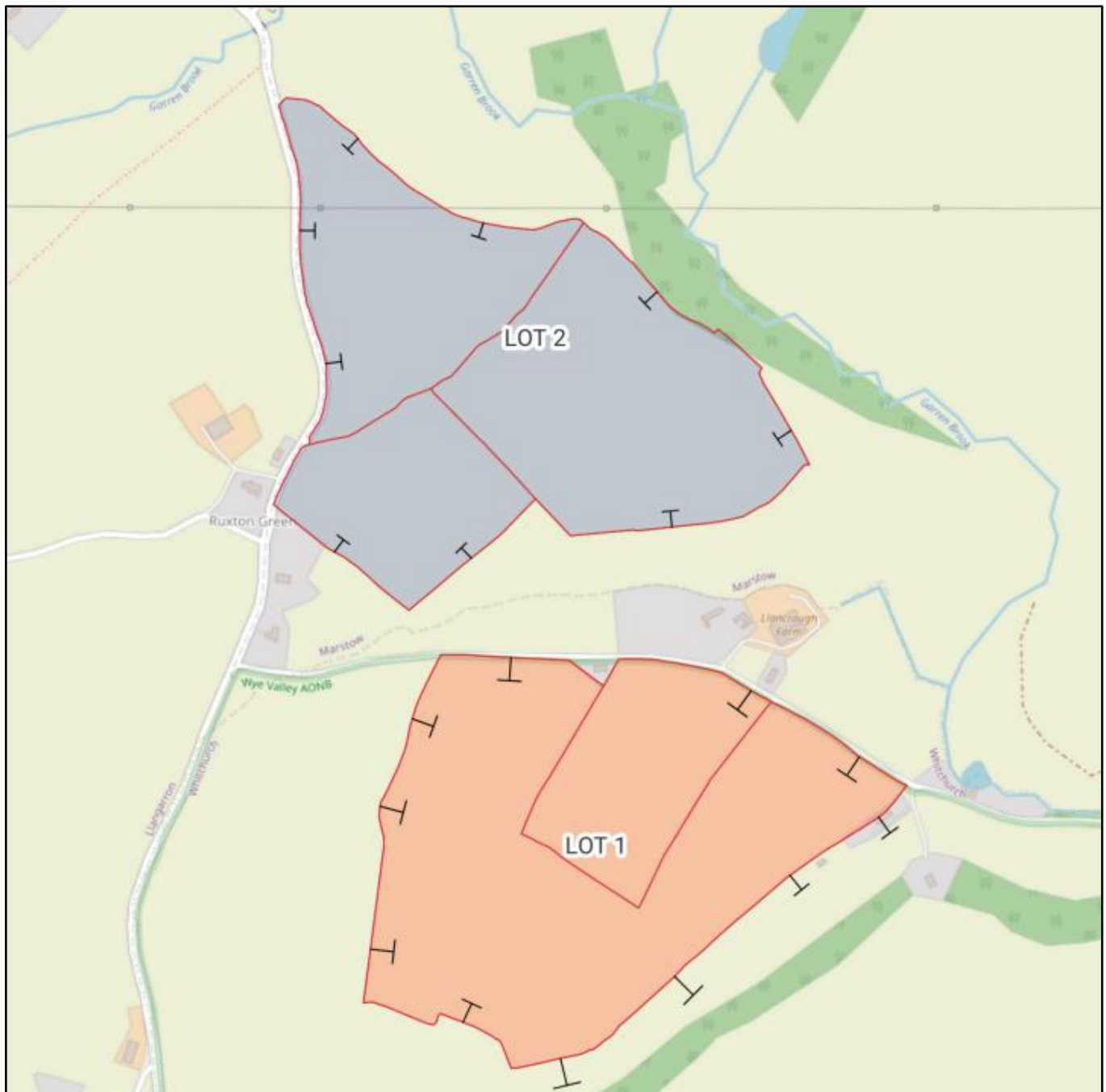
Viewing shall be made by arrangement with the agents during daylight hours on foot.

### Health & Safety Notice:

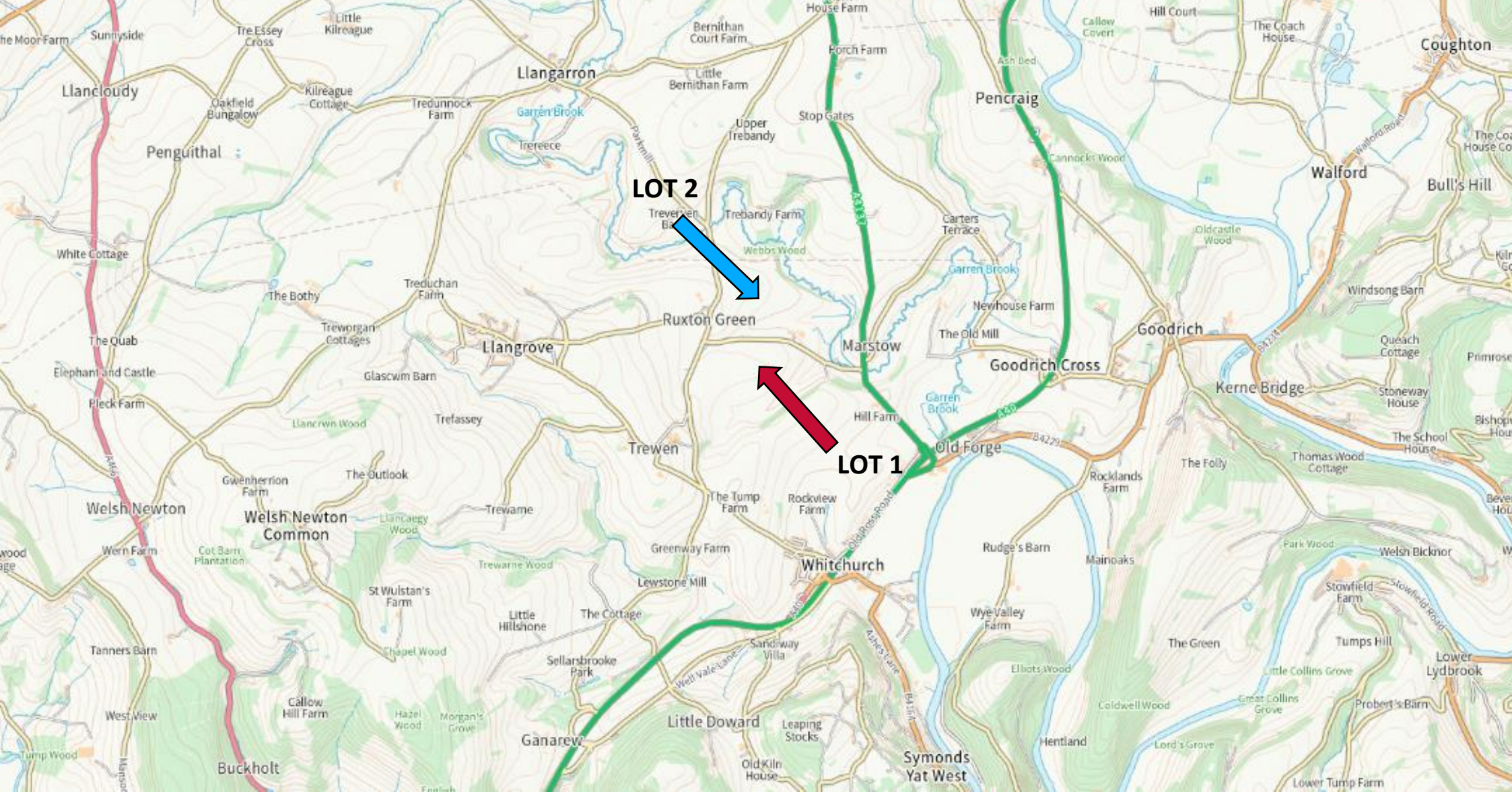
Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

### Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.







## Sunderlands

### Hereford Branch

Offa House, St Peters Square,

Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

### Hay-on-Wye Branch

3 Pavement House, The Pavement,

Hay-on-Wye, Herefordshire, HR3 5BU

**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

**rightmove**   
find your happy

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.