



Oak Acre, 2.25 Acres at Hill Top, Upton Bishop, Ross-on-Wye, HR9 7UQ



Sunderlands
Residential Rural Commercial



**Oak Acre
Hill Top
Upton Bishop
Ross-on-Wye
HR9 7UQ**

Summary of features:

- About 2.25 Acres of Pasture Land
- Roadside Access
- Predominantly Level
- Stock Proof Fencing
- Good Accessibility
- Stunning Countryside Views
- For Sale by Private Treaty

Guide Price: £65,000

Ross-on-Wye 4.5 Miles | M50 1.1 Miles

Hereford 14.0 Miles | Gloucester 15.5 Miles

Situation:

Oak Acre is situated in an elevated position in the picturesque rural village of Upton Bishop. The land is situated just 4.5 miles outside of the Market Town of Ross-on-Wye.

The land is conveniently located in Herefordshire in close proximity to the Gloucestershire border. The land benefits from roadside access from the B4221 and is well connected with the M50 within 1.1 miles of the land.

The Cathedral City of Hereford is 14.0 miles to the north and the Cathedral City of Gloucester is 15.5 miles to the southeast.

Description:

Oak Acre extends to about 2.25 acres of Grade III pasture land and offers stunning views of the surrounding countryside. The land is bordered by mature mixed species hedgerows and stock proof fencing.

The land has previously been used for grazing and hay making purposes however, subject to obtaining relevant planning or other consent, may offer the potential for alternate use.

There are no mains services currently connected. We understand that mains water and electricity are available in the local vicinity for connection.





Environmental Schemes:

In so far as we are aware the land is not the subject of any Environmental 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.

Overage:

The land is subject to an uplift overage at 20% for residential development including ancillary landscaping and infrastructure until August 2040. A copy of the Overage Deed is available for inspection upon request.

Tenure:

We understand that the property is Freehold with vacant possession upon completion.

Agents Note:

Please note that the containers on the land are **not included** in the sale. The containers will be removed from the land and the area where the containers are situated will be reseeded with grass seed.

Selling Agent:

Sunderlands 1862 LLP, Offa House, St Peters Square, Hereford, HR1 2PQ.

Tara Boulton

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07824 552830

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).

Site Plans:

The plans included in the sale particulars are for identification purposes only. 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.

Directions:

From Ross-on-Wye proceed on the A40 to the M50 roundabout taking the small road running parallel with the M50, signposted to Upton Bishop, for approximately 2 miles passing the Moody Cow public house on the right hand side and turning right onto the B4221 proceed up the hill past the village hall. You will reach the 'Hill Top' sign at the brow of the hill and the land is situated shortly after on the left indicated by the 'For Sale' Board.

What3Words:///combines.overgrown.risk

Postcode: HR9 7UQ

Viewing:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking.

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.

Boundaries:

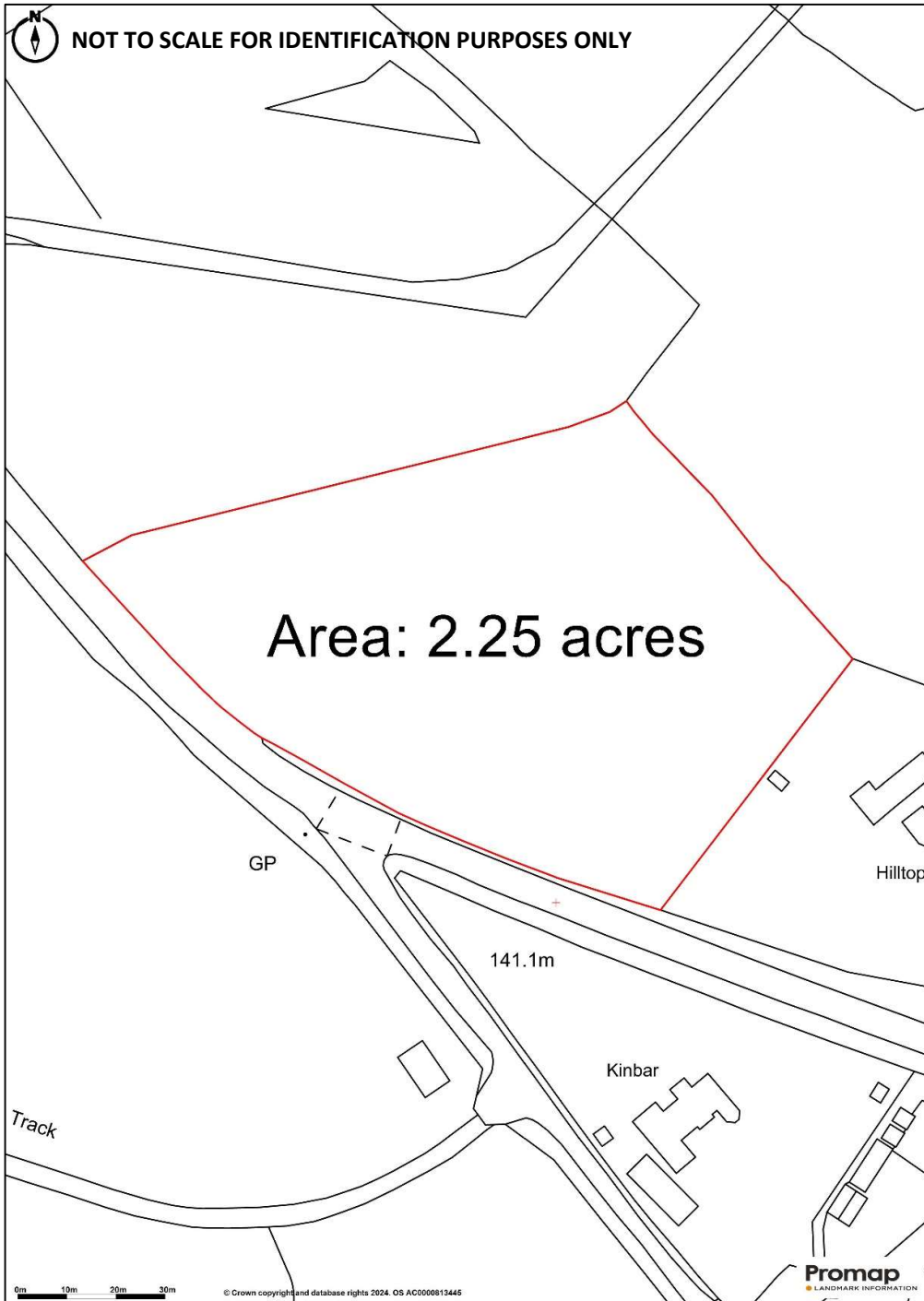
The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

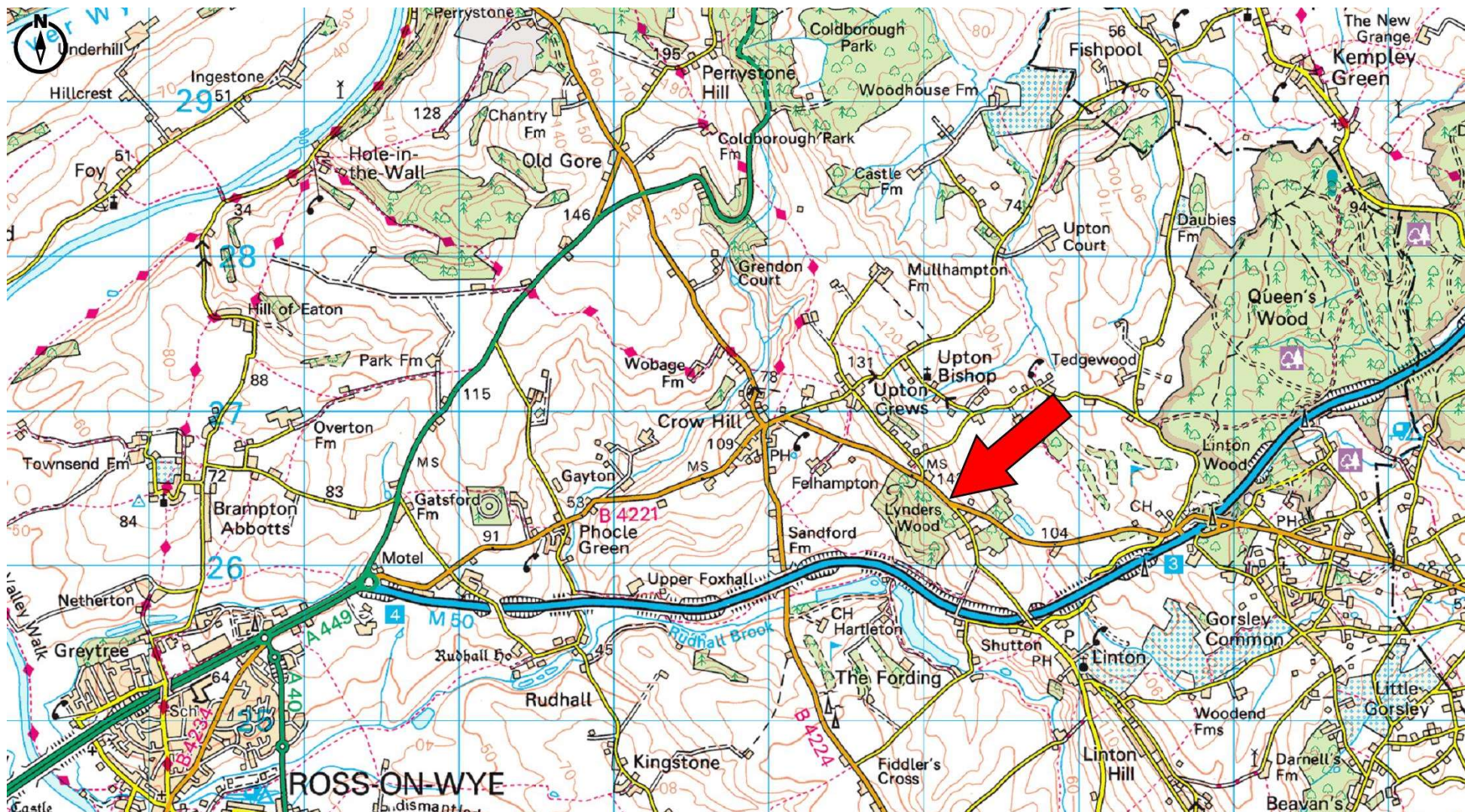
Local Authority & Public Utilities:

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





Sunderlands

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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.