



Foxholes Field, Llangrove, Ross on Wye, HR9 6EY



Sunderlands

Residential Rural Commercial



**Foxholes Field
Llangrove
Ross on Wye
Herefordshire
HR9 6EY**

For Sale by Informal Tender
Tenders to be received by
12 noon

Thursday 5th September 2024

Summary of features

- About 4.70 Acres of Land
- Conveniently located outside Llangarron
- Rewilded Land
- Pedestrian access only

Guide Price: £35,000

Llangrove 0.5 miles | Ross on Wye 9 Miles
Hereford 17 Miles

Situation:

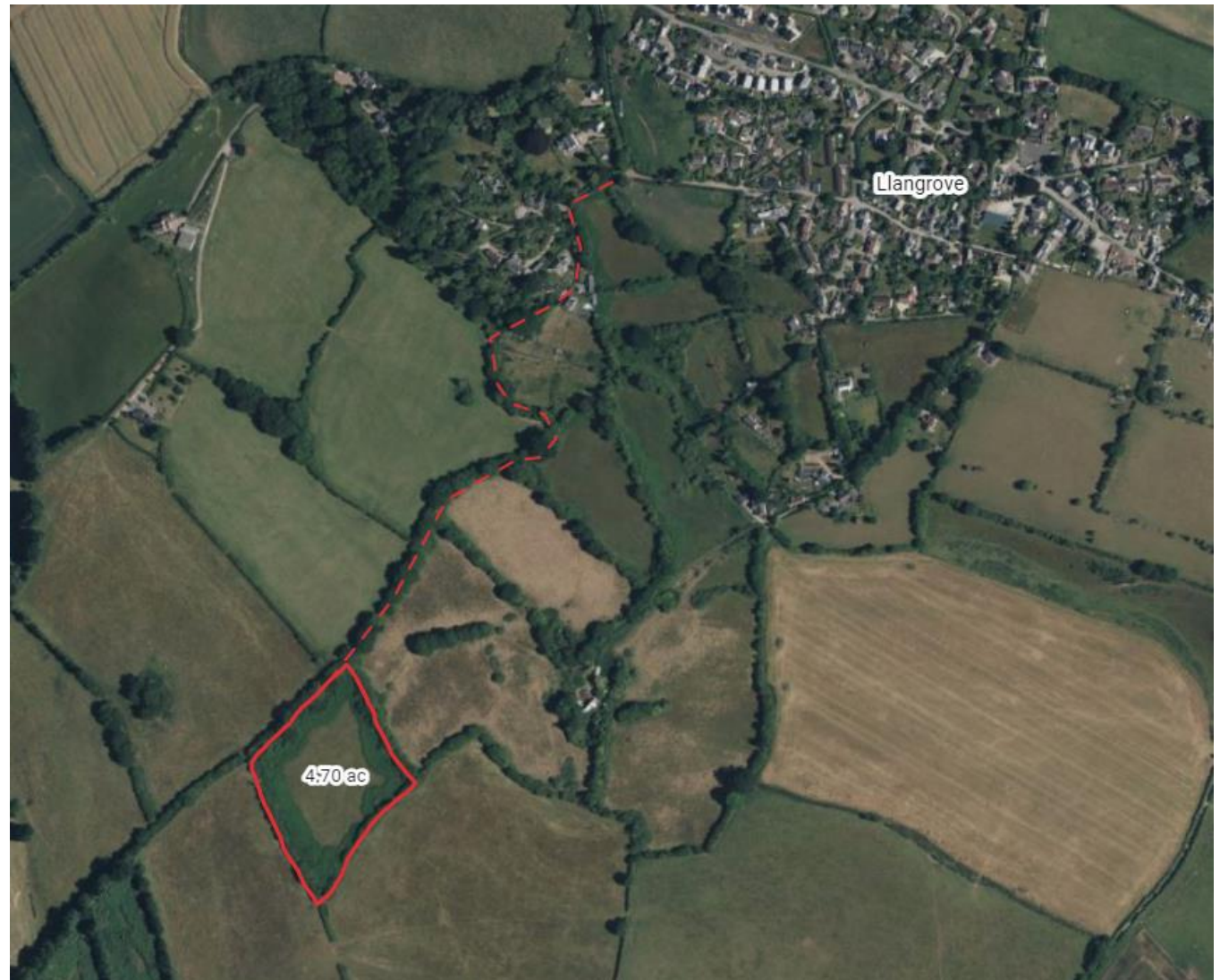
The land is situated down a quiet path in Herefordshire close to the Village of Llangrove and approximately 9 miles from the market town of Ross on Wye offering a wide range of shops, cafes and restaurants.

The land is accessed on foot only via a country track known as Rectory Lane from Llangrove.

Description:

The land extends in total to about 4.7 acres (1.9 ha) of grass land.

The land is in a secluded location down a country lane. The land has been re-wilded in recent years and has a covering of bracken with trees lining the boundary. The field is a haven for wildlife and presents a rare opportunity to purchase land on the edge of Llangrove village.



Tenure:

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

Services:

We understand there is no water or other services connected.

Boundaries:

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

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, HR4 0LE.

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

National Grid, Ludlow, SY8 1FN

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.

Stewardship Schemes:

We understand that the land has been part of a stewardship scheme, however the land will be withdrawn from the agreement prior to completion.

Sporting, Timber & Mineral Rights:

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

Designations:

Once sold public access will no longer be mandatory

Access:

We understand access is on foot only via a country track from Llangrove.

Mode of Sale:

The property is for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only and should include a statement of intent for the proposed use of the land. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for **Foxholes Field** addressed to: **Katie Bufton**, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ or via email to **k.bufton@sunderlands.co.uk**. The Tender Document must be received by **12 noon on Thursday 5th September 2024**.

Money Laundering:

As a result of anti-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).

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.

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.

Directions:

What3Words: ///kitchens.puppy.tiredness

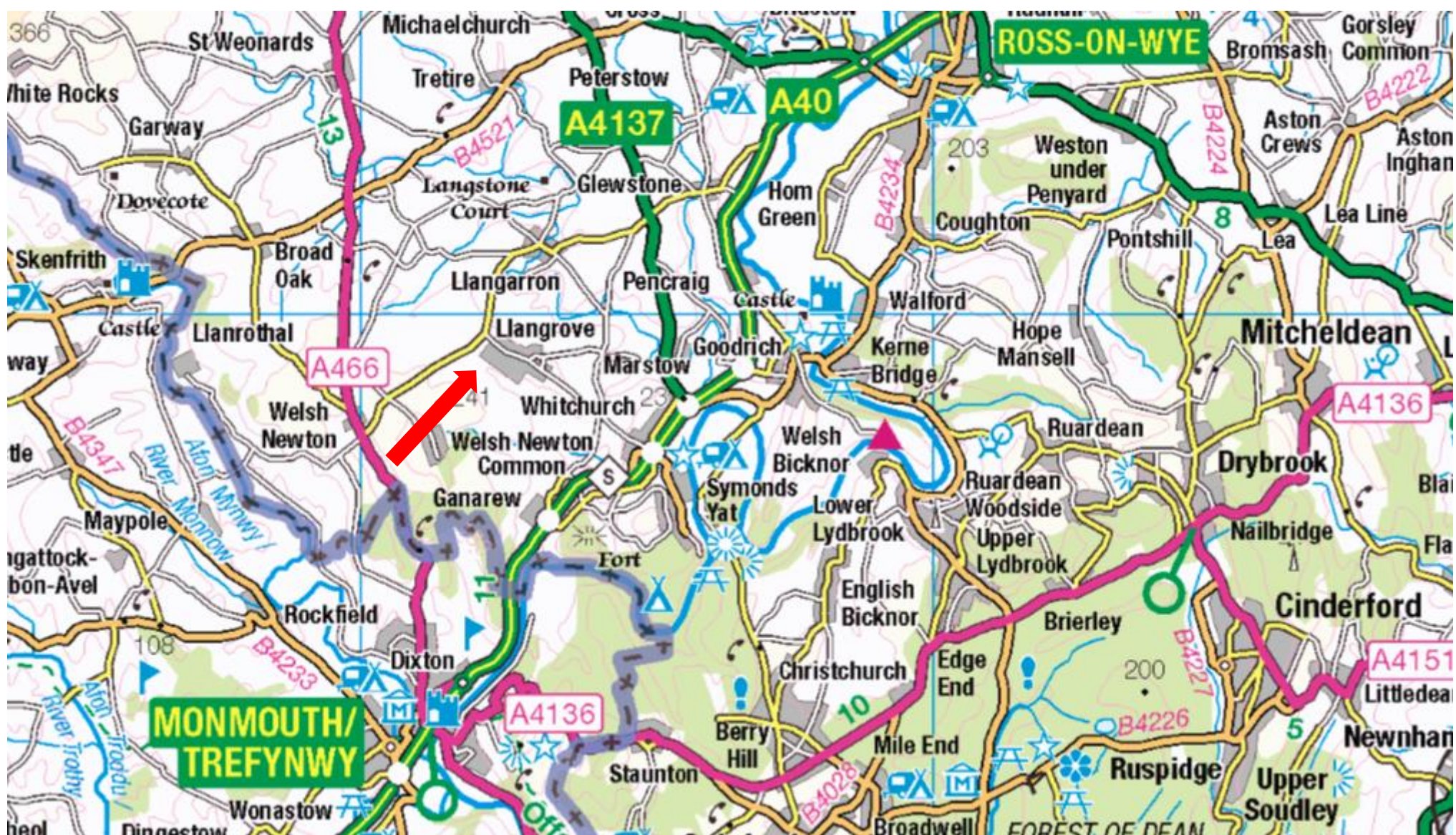
From Ross on Wye: Take the A40 south towards Monmouth. After approximately 5.3 miles turn off the A40 towards Whitchurch then at the roundabout take the third exit towards Whitchurch continue along then turn left towards Llangrove, after 1.8 miles you will arrive in Llangrove. Once in Llangrove park your car and walk to the end of Chapelfield. Then keep going down a path with is called Rectory Lane after approximately 0.3 of a mile there will be a gate on your left hand side.

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.

Overage:

Provision will be made for Uplift Overage at 25% over a 50-year period from the date of completion. Overage payments will be triggered by any change of use or grant of Planning Consent including as a result of Permitted Development Rights.



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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.