



The Loamings, Goodrich, Ross-on-Wye, HR9 6FF



**Sunderlands**  
Residential Rural Commercial



**The Loamings  
Goodrich  
Ross-on-Wye  
HR9 6FF**

**Summary of Features**

- 6.05 acres of predominantly level pastureland
- Existing steel framed timber clad agricultural building
- Classified as Grade II & III land
- Conveniently located with good accessibility
- Scenic views, including Symonds Yat Rock
- For Sale by Informal Tender
- Tender deadline: 12 noon on Thursday 3rd October 2024

**Guide Price: £225,000**

**Situation**

Located in the sought-after village of Goodrich, The Loamings offers 6.05 acres of gently sloping pastureland with a 170 sq.m agricultural building. Enjoy local amenities including a Norman castle, traditional inns, and a well-regarded primary school. Set in the picturesque Wye Valley, the land combines rural charm with convenience, featuring two entry points off The Wye Valley Road. Just 5 miles from Ross-on-Wye and 16.3 miles from Hereford, it provides easy access to wider facilities.

**Description**

On the market for the first time since 1970, The Loamings enjoys spectacular views and offers 6.05 acres of gently sloping Grade II & III pastureland with a 170 sq.m steel and timber agricultural building. With the potential for alternative uses, subject to planning permission. Bordered by mature hedgerows and stock fencing. Situated in the Wye Valley AONB and a Nitrate Vulnerable Zone. Mains water is connected and mains electricity is available for connection nearby.





## 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. We understand there is a public footpath along the northern boundary land as shown on the enclosed plan.

## Planning

Planning was refused for change of use of the existing agricultural building to a 2 bedroomed dwelling in March 2022 (P214053/F). Planning was refused for the proposed residential development of 4 dwellings in June 2019 (P190015/F). Planning permission was granted for the general purpose agricultural building in January 2013 (S122163/F). The planning history can be obtained from Herefordshire Council planning department.

## Overage

Provision will be made for Uplift Overage at 35% over a 20-year period from the date of completion. Any Overage payments will be triggered by the change of use or the grant of a Planning Consent for any residential or commercial use.

## Tenure

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

## Agents Notes

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.

## Selling Agent

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

Tara Boulton

t.boulton@sunderlands.co.uk

07824 552830

## 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. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for The Loamings" addressed to: Tara Boulton, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by 12 Noon on Thursday 3rd October 2024.

## 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: Take the A40 south towards Whitchurch for approximately 4.1 miles before taking the second exit signposted for Goodrich, after taking the exit onto the Goodrich road proceed straight for approximately 0.1 miles where you will find the roadside gate indicated by the For Sale Board on your left hand side.

Postcode: HR9 6FF

What3Words: ///pickles.prancing.into

## Viewings

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

### Hereford Branch

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### Hay-on-Wye Branch

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

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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.