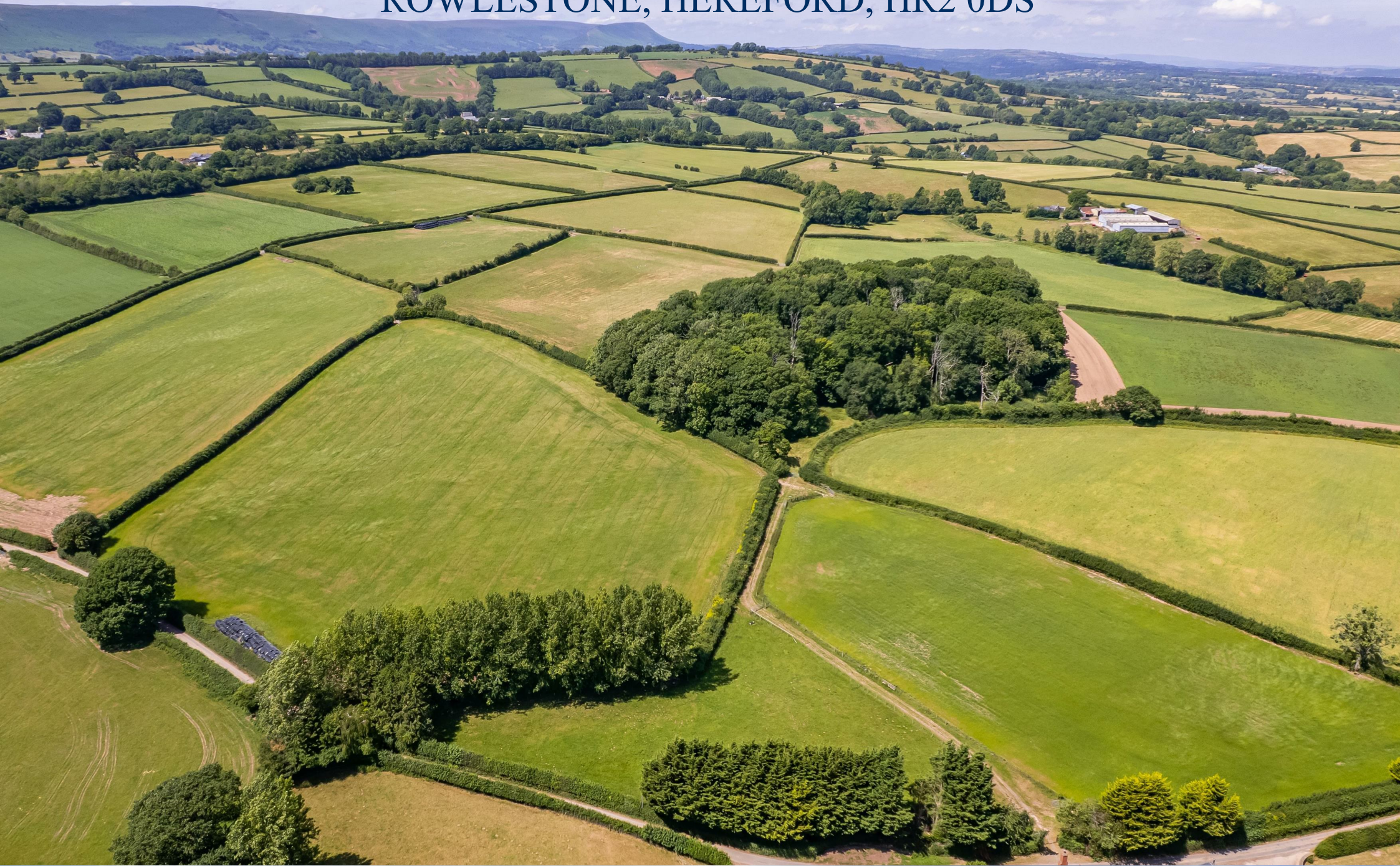


LAND AT POOL FARM

ROWLESTONE, HEREFORD, HR2 0DS



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ROWLESTONE, HEREFORD HR2 0DS

An excellent opportunity to acquire a block of generally level productive farmland on the edge of the Golden Valley.

LOT 1 - APPROX. 10.46 ACRES OF ARABLE/PASTURE LAND & WOODLAND

Single field parcel | Level topography | Road frontage access | Broadleaf woodland

LOT 2 - APPROX. 17.63 ACRES OF ARABLE/PASTURE LAND

Two adjoining field parcels | Gently sloping topography | Road frontage access

LOT 3 - APPROX. 26.26 ACRES OF ARABLE/PASTURE LAND

Three adjoining field parcels | Level topography | Road frontage access

LOT 4 - APPROX. 33.48 ACRES OF ARABLE/PASTURE LAND

Four adjoining field parcels | Level topography | Road frontage access

**IN ALL APPROX. 87.83 ACRES (35.52 HECTARES)
AVAILABLE AS A WHOLE OR IN 4 LOTS**

**FOR SALE BY PRIVATE TREATY
OFFERS IN THE REGION OF £890,000 AS A WHOLE**

Location

The land at Pool Farm, Rowlestone is situated on the edge of the Golden Valley in South Herefordshire. The land is well connected by road, offering convenient access. Situated within a rural landscape connected by council maintained roads. The nearby A465 provides links to Hereford (approximately 14 miles northeast) and Abergavenny (approximately 10 miles southwest).

Description

This excellent block of land offers an exciting opportunity to acquire approximately 87.83 acres of Grade 3 arable and pasture land. The land is of a consistent topography, with well defined boundaries and direct access from an adjoining council maintained road. The land has excellent stocking and cropping capabilities. Each parcel is easily accessible from the surrounding roads, providing excellent connectivity and facilitating efficient movement of machinery. The land is of moderate to high fertility according to Soilscales. With its road frontage, the parcels offer potential for a range of agricultural and environmental uses. The land is for sale as a whole or in four separate lots.



Abergavenny 10 | Hereford 14 miles | Monmouth 18 miles | Ross-on-Wye 19 miles | Gloucester 38 miles

Lot 1 - Approx. 10.45 acres of pasture & woodland

Comprising of a single parcel of pasture/arable land and a block of mature broadleaved woodland. The land is Grade 3 pasture/arable land, with road frontage access onto a council maintained road.

Lot 2 - Approx. 17.63 acres of arable/pasture land

Split into two field parcels, comprising of Grade 3 arable/pasture land. The land is gently sloping with cropping capabilities, currently planted with a grass ley the field has been utilised for grazing livestock and silage cropping. The land is fenced with mature hedgerows. Access to this lot is provided via a council maintained road.

Lot 3 - Approx. 26.27 acres of arable/pasture land

Comprising of three adjoining field parcels of Grade 3 arable/pasture land. Access is directly off a council maintained road via a double gateway with a gateway to the adjoining field parcel. The land has been within an arable rotation in recent years.

Lot 4 - Approx. 33.49 acres of arable/pasture land

Comprising of four adjoining field parcels of Grade 3 arable/pasture land. Access is directly off a council maintained road to each of the field parcels. The land has been within an arable rotation in recent years.

Lot 1



Lot 3



Lot 2



General Information

Cropping

The land has been within an arable rotation in recent years. The land has strong cropping and stocking capabilities.

Services

The land is sold with a mains water supply.

Tenure

The land is offered freehold with vacant possession upon completion of the sale.

Access

All four lots have separate road frontage access off the council maintained road.

Boundaries

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Rural Payment Schemes

The land has been registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved by the Vendor. In so far as we are aware the land is not subject to any environmental stewardship.

Nitrate Vulnerable Zone

The property is not situated within a Nitrate Vulnerable Zone, National Park or Area of Outstanding Natural Beauty or Flood Zone.

Planning

No formal planning searches have been undertaken on the land or property. Full details of the planning history can be found on the local authority website.

Timber, Sporting & Mineral Rights

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

Local Authorities & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE
Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT
National Grid ED (West Midlands), Bristol, BS2 0TB

Mode of Sale

The property is for sale by Private Treaty as a Whole or in Four separate lots.

Lot 4



Lot 4



Field Schedule

Field No.	Type	ha est.	ac est.
Lot 1			
2151	Arable/Pasture	1.33	3.30
1844	Arable/Pasture	0.44	1.10
0565	Woodland	2.45	6.06
	Total	4.22	10.46
Lot 2			
0449	Arable/Pasture	3.4	8.40
8748	Arable/Pasture	3.74	9.23
	Total	7.14	17.63
Lot 3			
5731	Arable/Pasture	2.64	6.53
6145	Arable/Pasture	4.29	10.61
5761	Arable/Pasture	3.69	9.12
	Total	10.62	26.26
Lot 4			
5477	Arable/Pasture	4.48	11.07
5193	Arable/Pasture	3.68	9.11
5004	Arable/Pasture	2.26	5.59
4816	Arable/Pasture	3.12	7.71
	Total	13.54	33.48
	Total	35.52	87.83

Guide Prices

Lot 1 - £110,000

Lot 2 - £175,000

Lot 3 - £275,000

Lot 4 - £330,000

Viewing

Viewing strictly by appointment with the selling agent only.

Gareth Wall on 01432 356161 (Option 3) or 07974 143336

g.wall@sunderlands.co.uk

Charlotte Watson on 01432 356161 (Option 3) or 07442 400949

c.watson@sunderlands.co.uk

Matthew Nicholls on 01497 822522 or 07811 521267

m.nicholls@sunderlands.co.uk

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.

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.

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. Any interested parties should check the Title Plan before proceeding to purchase.

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.

Directions

From the city of Hereford take the A465 towards Pontrilas and Abergavenny. Proceed along this road until you enter the village of Pontrilas and turn right onto the B4347. Continue along this road for approximately 0.5 miles into the centre of the village of Ewyas Harold, at which point turn left and continue along this road for a further 2.5 miles and turn left. After a short distance turn left, continue along this road for approximately 1 mile. The land is situated both side of Court Road and will be shown by the Agents For Sale board.

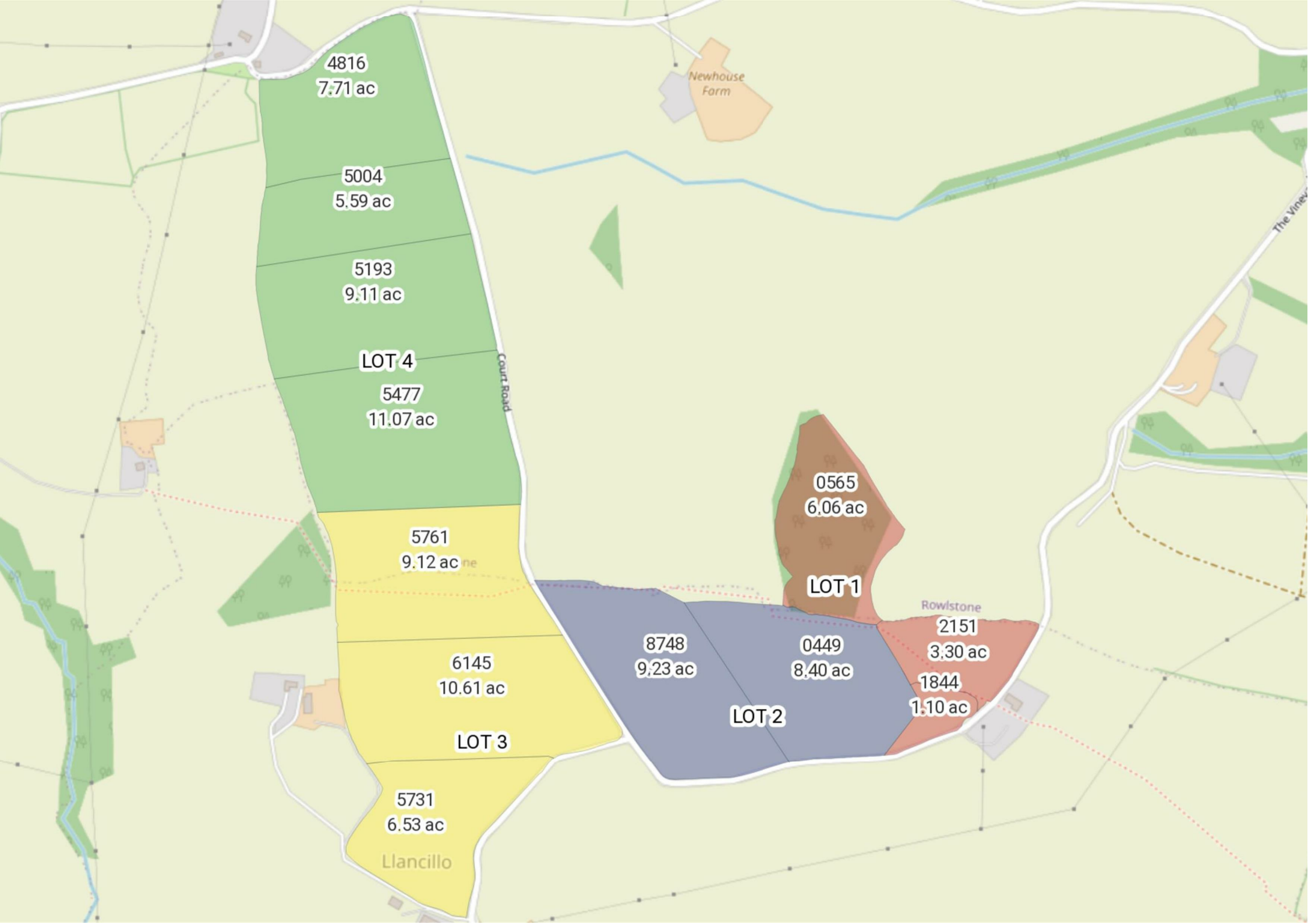
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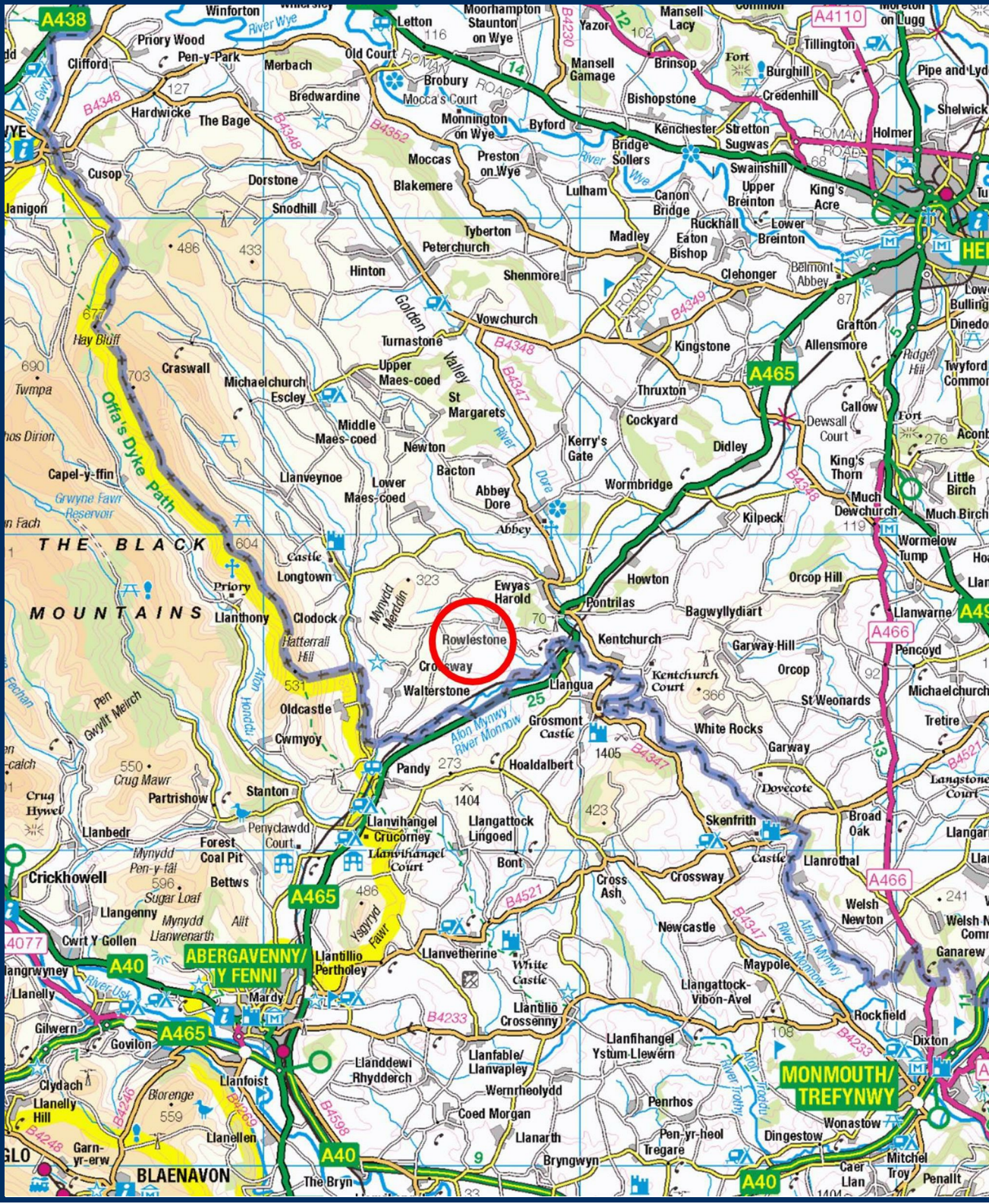
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Lot 2 - ///firmly.chill.gems

Lot 3 - ///compliant.bounding.retail

Lot 4 - ///blaze.hotspots.tenure





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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.