

11.61 Acres of Land at Tiptoe

Upper Maescoed, Newtown St. Margarets, Herefordshire





11.61 ACRES OF LAND AT Tiptoe, Upper Maescoed

Newton St Margarets, Herefordshire.

| 11.61 Acres | Barn & remains of a former residence
with development potential | Scenic Golden Valley
Location | For sale by Private Treaty |

Offers in Excess of £100,000

*Peterchurch 4.7 miles
Hay-on-Wye 10.1 miles
Hereford 13.9 miles*

3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU
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DESCRIPTION

The land at Tiptoe represents a rare and terrific opportunity to acquire a superb block of quality pastureland together with a barn and remains of a former residence offering development potential subject to the necessary planning consents. The land, amounting to approximately 11.61 acres of sloping permanent pasture, signifies a productive commercial block of ground that would be a valuable addition to any farming unit. The land is split into conveniently sized enclosures for ease of management and lends itself to a wide range of uses. The boundaries appear both well fenced and defined. The land is accessed via a stone track or green lane leading off a minor county road.

SITUATION

The Land at Tiptoe is situated in a picturesque rural location at the heart of the Golden Valley. The area is renowned for its outstanding beauty and being found far from the maddening crowd.

The nearest village is Peterchurch with a local village store, public house, state education among other services. More comprehensive facilities and amenities can be found in the nearby and popular market town of Hay-on-Wye and the cathedral city of Hereford.

What3words ref; /// tribal.rebounded.articulated

THE ACCOMMODATION

The barn itself is in a poor state to the point of being derelict and it is advisable that no attempt is made to enter the property upon viewing. There are also the remains of a former dwelling and it is not known when the property was last occupied. Any matters pertaining to use must be addressed via the planning department for Herefordshire Council.

SERVICES

It is understood that there is mains electricity infrastructure close to the property boundary although we understand it is not currently connected to the property. The land has no mains water supply, however the land benefits from a reliable natural water source.

SPORTING RIGHTS

Sporting rights are included within the freehold sale of the property.

HILL GRAZING RIGHTS

We are informed that there are no hill grazing rights.

TIMBER, WOODLAND AND MINERAL RIGHTS

The Timber, Woodland and Mineral rights are included within this sale.

VIEWINGS

Viewing may be up to any reasonable time after first contacting the agents. Viewers must have a copy of the particulars upon them whilst viewing, respective purchasers must respect the land. All viewers inspect the land at their own risk, neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused.

Contact: Hay Office 01497 822 522

Matthew Nicholls 07811 521 267

Rory Matthews 07983 465 226

TENURE & ACCESS

The land will be sold Freehold with Vacant Possession. The land is accessed via a green lane over which there is a prescriptive right of way.



METHOD OF SALE

The property is to be offered for sale by Private Treaty.

COUNCIL TAX

No band.

WAYLEAVES, EASEMENTS AND 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.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons intending to bid for the property should provide the following documentation:

- 1.Photo ID for example Passport or Driving Licence.
- 2.Residential ID for example current Utility Bill.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

BASIC FARM PAYMENTS

The property is eligible for the Basic Farm Payment Scheme, there are no entitlements included in the sale.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

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

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

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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.



