

# 4.24 Acres of Land at Upper Maes Coed

Michaelchurch Escley, Hereford, Herefordshire







## 4.24 ACRES OF LAND AT Upper Maes Coed

Michaelchurch Escley, Hereford, Herefordshire  
HR2 0JX

| 4.24 Acres | Tranquil Golden Valley Location |  
Quality Pastureland with Equestrian Potential |  
For sale by Private Treaty |

### Offers in Excess of £40,000

*Peterchurch 3.7 miles  
Hay-on-Wye 9 miles  
Hereford 11.5 miles  
Abergavenny 14.5 miles*

3 Pavement House  
The Pavement  
Hay-on-Wye  
HR3 5BU  
Tel: 01497 822 522  
[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

#### DESCRIPTION

This sale represents a rare and terrific opportunity to acquire a superb block of quality pastureland with equestrian potential and the benefit of excellent roadside frontage. Extending to approximately 4.24 acres (1.717 hectares), this sale signifies the exciting prospect of acquiring a useful block of amenity land in the heart of the well renowned "Golden Valley". This land offers itself wide open to a vast range of potential uses and opportunities. The land is accessed directly off a council maintained single track road. Please note that there is no fence between the land and the adjoining "Victoria Common".

#### SITUATION

The Land at Upper Maes Coed is situated in a picturesque, tranquil and rural location in 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; /// chaos.releasing.ownership

#### SERVICES

We have been informed that the land benefits from a mains water supply.

#### SPORTING RIGHTS

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

#### HILL GRAZING RIGHTS

We have not been made aware of any hill grazing rights with the land.

#### 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

Rory Matthews 07983 465 226

#### TENURE & ACCESS

The land will be sold Freehold with Vacant Possession. The land is accessed directly off a council maintained single track road.

#### 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 at 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 not 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



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.



Path (um)

277.1m

Path (um)

Path (um)

Pond

Victoria Common

Pond

267.2m

Ferndale

252.7m



# Sunderlands

Residential Rural Commercial

0m 30m 60m 90m

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**Promap**  
LANDMARK INFORMATION