



Land adjacent The Cotterells,
Bridstow, Ross-on-Wye, Herefordshire, HR9 6QJ



**MORRIS
BRICKNELL**



Land Adjacent The Cotterells, Bridstow, Ross-on-Wye, Herefordshire, HR9 6QJ

Guide:
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Circa 6.6 Acres Of Gently Sloping Paddock & Pasture Land

The Land Is Primarily Delineated By Hedging And/Or Mature Deciduous Trees

First Option On This Land Is Being Given To Purchaser Of The Cotterells

It Is Possible The Land May Be Sub Divided Into More Than One Parcel For The Sale

An Overage Clause Will Be In The Sale Contract In Case Of Future Development

There Are Fine Views From Almost All Points On The Land

Location & Description

This beautiful block of pasture land lies to the north, east and south east of the dwelling known as The Cotterells and extends in total to approx. 6.6 acres, or 2.69 hectares as measured in early spring 2024 by Usk Land Survey, NP15 1SB.

The dwelling known as The Cotterells and this adjacent land lies some two miles north west of the market and tourist town of Ross-on-Wye and are on the northern outskirts of the dispersed and most popular village of Bridstow. The M50 motorway/A40 dual carriageway is within 5 minutes drive, giving fast access to most parts of the country.

The land is owned by the owner of The Cotterells, but no sale will be agreed on any of the land until the purchaser of The Cotterells has been given the opportunity to make an offer for all or part of the land.

It is distinctly possible that the 6.6 acres may be sub divided, with a certain portion of the land being purchased by other interested parties.

The current owners have sought the advice of a Planning Consultant who is familiar with the area, and it is understood that the likelihood of residential development thereon in the near future is low. However, an Overage Clause will be included in the sale contract should future development take place on any or part of the land.

The boundaries of the pasture primarily comprise hedging and/or deciduous trees, and these trees are one of the features that makes this parcel so attractive.

To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

Tenure: We are advised that the property is Freehold

Directions: Leave the western outskirts of Ross at Wilton roundabout (BP service station) taking the A49 towards Hereford. Take the **second** turning right, and after approx. ¾ mile, shortly before leaving the north western outskirts of the village, carefully turn right onto a short driveway when you will see the name Cotterells on a right hand brick pillar. Pull into the driveway of the dwelling and park in front of the house. A pedestrian gate in the rear boundary will allow access on foot into the field.

What3words: ///dolly.overhear.suffer

Money Laundering Regulations: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.



IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.




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REV.	AMENDMENT	DRN	CHKD	DATE

PROJECT/WATERCOURSE
The Cottrells
Boundary Survey

SURVEYED BY: Usk Land Survey <i>Ref</i>			
DATE: 2024	DATUM: ODN	DRN: JB	CHKD: JB
SCALE: 1:1000	GRID: NATIONAL	DATE: 2024	DATE: 2024
CAD FILENAME: 1621.dwg	DRAWING NO. SURV	REV. —	



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