

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Land Adj To Haygrove, Falcon Lane, Ledbury, Herefordshire HR8 2PY

Offers In The Region Of: £25,000

To Be Sold By Private Treaty A Small Enclosed Paddock Extending To Approximately 0.34 Acres Situated In A Delightful Rural Location Within Easy Reach Of The Town Of Ledbury.



Regulated by

RICS[®]

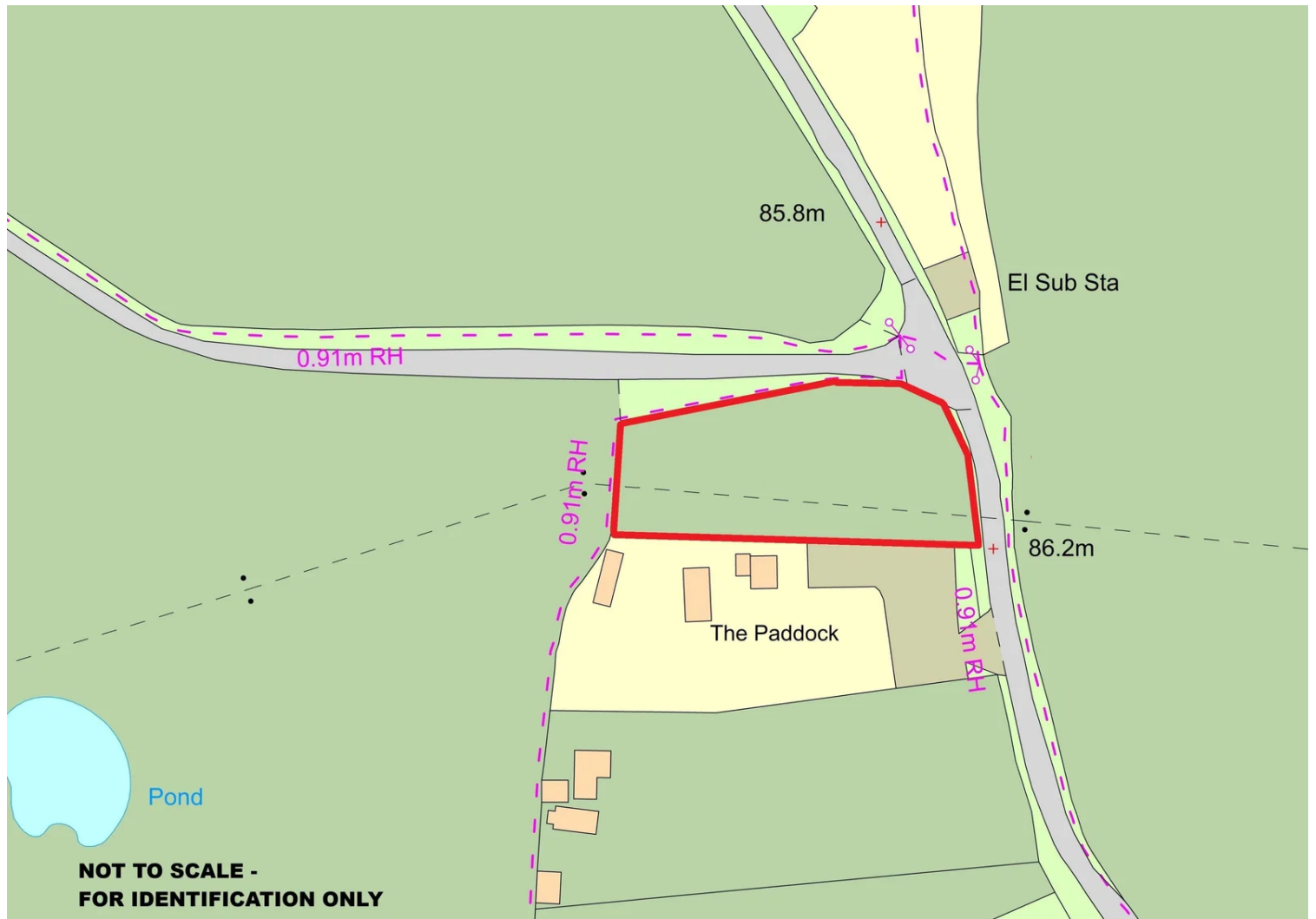
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3-7 New Street, Ledbury, Herefordshire, HR8 2DX

Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



A rare opportunity to purchase a small enclosed gated paddock extending to approximately 0.34 acres.

The land is situated in a delightful rural location yet lies within easy reach of the popular town of Ledbury which has an extensive range of local facilities and amenities including a mainline railway station with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

Tenure

We are advised (subject to legal confirmation) that the property is Freehold.

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Turn left at the traffic lights by the railway station and proceed down the Hereford Road. At the roundabout take the third exit onto the A438 Hereford Road. Continue out of Ledbury and after approximately 1¾ miles turn left into Falcon Lane. The paddock will then be located on the right hand side.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.