

SOUTH HEREFORDSHIRE
Hereford 11 miles. Ross-on-Wye 6 miles.

AN EXCELLENT AREA OF AMENITY LAND



**2.54 ACRES
AMENITY LAND**

at

**ST OWENS CROSS, ROSS-ON-WYE
HR2 8LJ**

FOR SALE BY INFORMAL TENDER
Tenders to be submitted by

THURSDAY 23rd JULY 2026
at 12 Noon

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies a most convenient rural location close to the village of St Owens Cross in South Herefordshire.

The market town of Ross-on-Wye is some 5 miles way and the Cathedral City of Hereford is some 11 miles distant.

DIRECTIONS

From Ross on Wye take the A49 Hereford road for about 3.5 miles and then turn left towards St Owens Cross. When reaching the crossroads turn left and after about half a mile on the A4137 take the first right turn before 'The Basement': and the property will be found on the left.

GRID REFERENCE

SO 540 242.

WHAT THREE WORDS

tugging.windows.dressings

TENURE

The property is freehold and offered with vacant possession upon completion.

OUTGOINGS

None disclosed.

LOCAL AUTHORITY

Herefordshire Council
Plough Lane, Hereford, HR4 0LE. Tel: 01432 260000.

SERVICES

No services are attached to this land, but there are services in the vicinity.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing may be undertaken at any reasonable time.

SOLE AGENTS

Further information is available from the Agents: RG and RB Williams, Ross Auction Centre, Netherton Road, Ross on Wye, Herefordshire, HR9 7QQ. Tel 01989 567233.

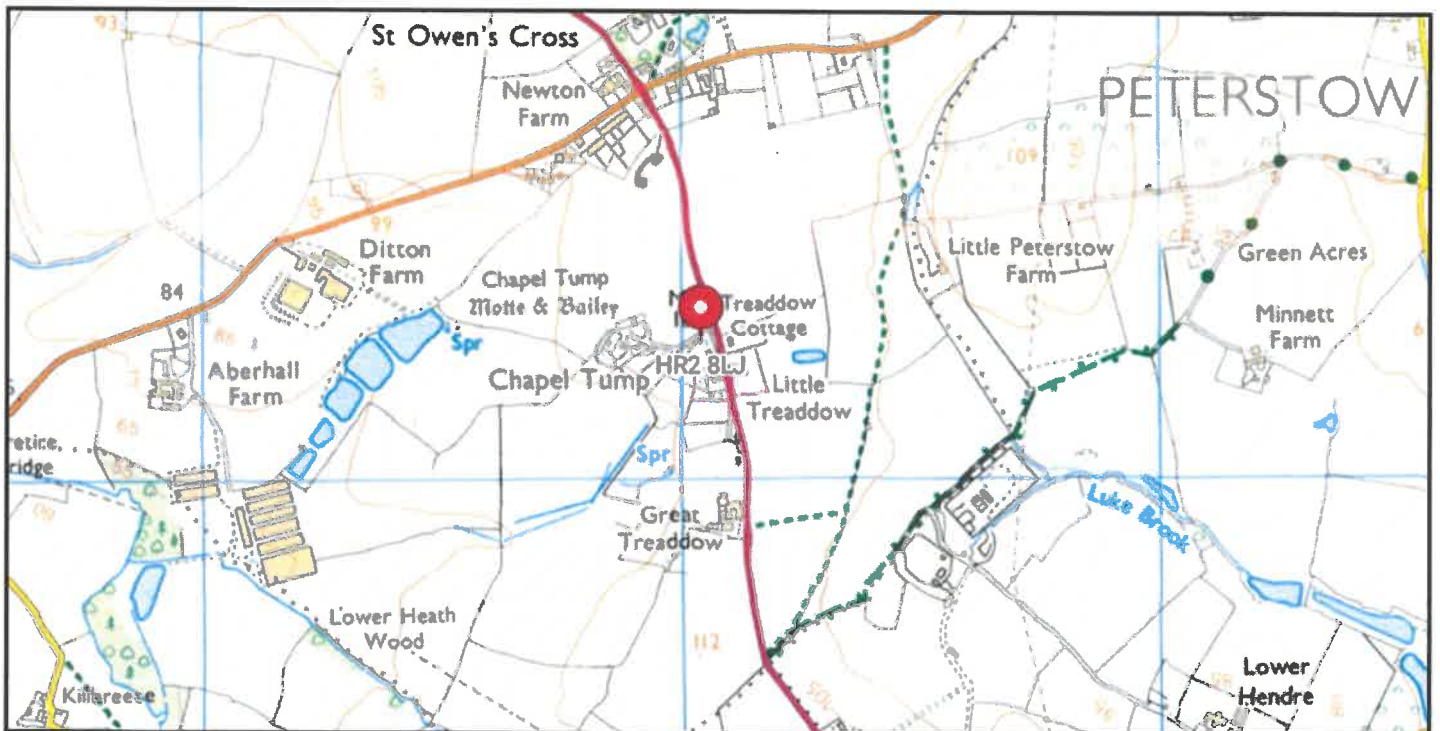
VENDORS SOLICITORS

Fern James - HCR Law, Overcross Ross on Wye, Herefordshire.

MODE OF SALE

The property is offered by informal tender.

The attached tender form is to be submitted to the Agents Office to arrive by Thursday 23rd July at 12 Noon. Tenders are to be in sealed envelopes marked "St Owens Cross Tender".



PARTICULARS OF SALE

2.54 ACRES

AMENITY LAND

at

**ST OWENS CROSS
HEREFORDSHIRE**

The property comprises an attractive parcel of amenity land extending to approximately 2.54 acres, benefiting from direct roadside frontage and access via a private track leading from the A4137. The land is principally laid to permanent pasture and enjoys far-reaching views across South Herefordshire.

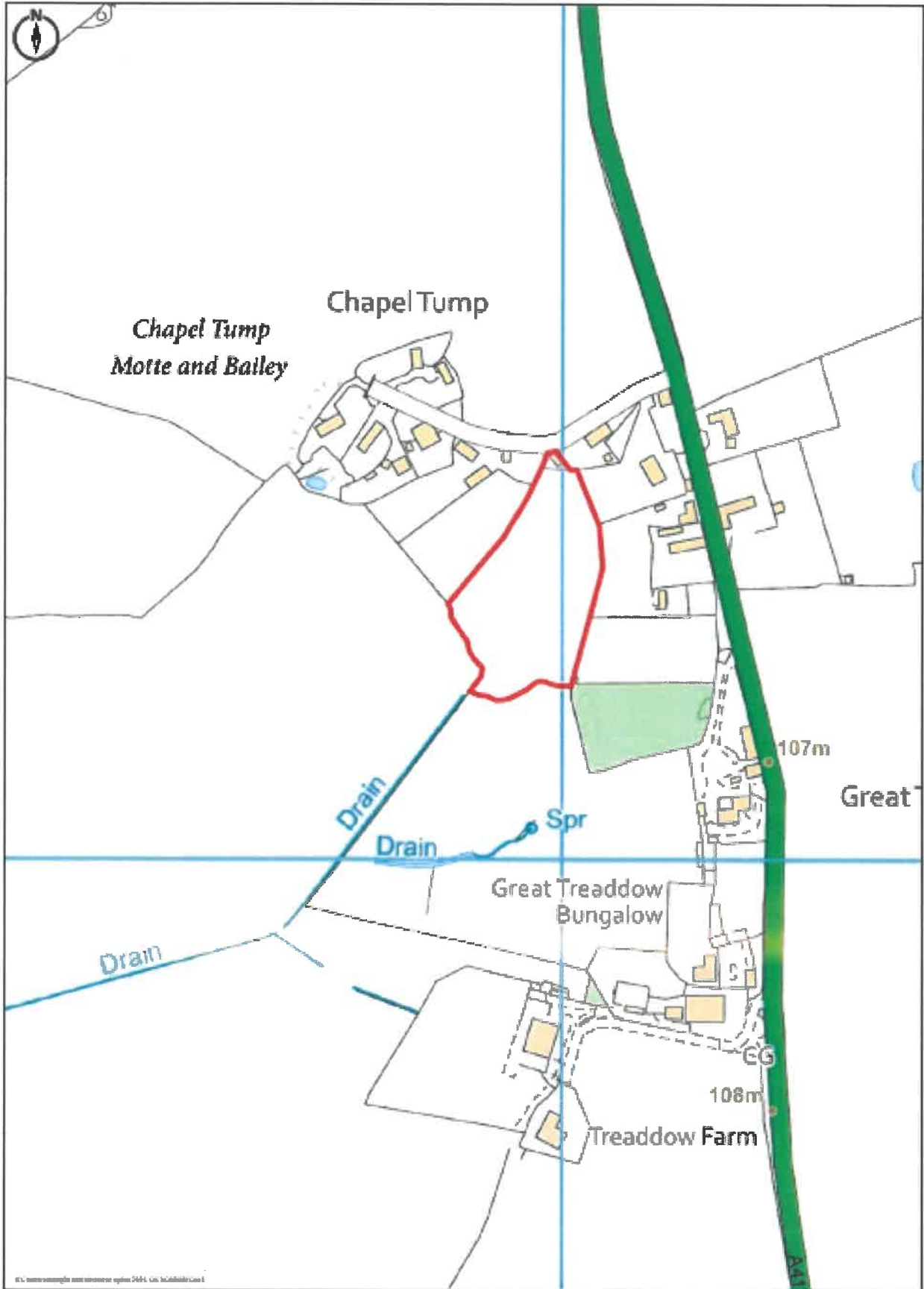
Situated within the northern boundary are a traditional range of red brick pig cots together with a small timber-framed building, both formerly utilised for the rearing and husbandry of livestock. The buildings have now fallen into disrepair but may offer potential for redevelopment or alternative uses, subject to obtaining the necessary planning consents.

The land is currently offered as accommodation land, comprising permanent pasture together with a small area of scrubland and the aforementioned buildings positioned adjacent to the entrance to the field. The property lends itself to a variety of equestrian, leisure, amenity, and potential lifestyle uses.

Access is obtained from the northern boundary via a private entrance drive directly off the A4137.

The land occupies a desirable and accessible location, and notably no overage provisions are attached to the property.





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FORM OF INFORMAL TENDER

**2.54 ACRE AT ST OWENS CROSS
HR2 8LJ**

Informal Tender Closing Date – Thursday 23rd July 2026

I/We offer, the sum of:

£
(figures and words)

SOLICITOR DETAILS

Name:

Address:
.....

YOUR DETAILS

Name:

Address:
.....

Tel No: Email:

Signed:

This form is to be returned no later than 12 Noon on Thursday 23rd July 2026 to: RG and RB Williams, Ross Auction Centre, Overross, Ross On Wye, Herefordshire, HR9 7QQ.
Please mark the envelope 'St Owens Cross Land '.

NB. The Vendors do not bind themselves to accept this or any other offer whether higher or lower.