

EAST HEREFORDSHIRE
Ledbury 6 miles. Ross-on-Wye 7 miles

A WELL SITUATED PASTURE FIELD



situated at

**MUCH MARCLE
LEDBURY
HR8 2PH**

8.87 ACRES

FOR SALE BY FORMAL TENDER

**TENDERS TO BE SUBMITTED BY
12 Noon, Friday 16th October 2026**

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

The property is well situated close to the village of Much Marcle in East Herefordshire.

It is conveniently located to the market towns of Ledbury (6 miles) and Ross-on-Wye (7 miles).

POSTCODE

HR8 2PH.

WHAT 3 WORDS

discount.dolls.tumble

TENURE

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

OUTGOINGS

None disclosed.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

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

The land may be viewed at any reasonable time.

VENDORS SOLICITORS

HCR Legal, LLP

Thorpe House, 29 Broad Street, Hereford, HR4 9AR.

(Attn Fern James)

Tel: 01432 349667

Email: fjames@hcrlaw.com

AGENTS

Further information is available from the Agents: RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, HR9 7QQ. Tel 01989 567233. (Ref RBW/TW).

MODE OF SALE

The property is offered for sale by Formal Tender. Full legal packs will be available from the Vendors Solicitor.

A tender document is attached to these particulars. Tenders are to be submitted to the Agents office, to arrive by Friday 16th October at 12 Noon.

Tenders must include a 10% deposit cheque; signed contract and a copy of a passport/driving licence for all buyers.

DUTCH BARN

In the event of the purchaser (or his/her successor in title) obtaining planning consent for conversion of the Dutch Barn into any form of residential use, the vendor will be entitled to receive an uplift of 50% of the increased value of the barn.

This uplift will apply for 20 years from the date of exchange of contracts. Payment will be made within 6 months of the date of planning consent.

PARTICULARS OF SALE

8.87 ACRES

PASTURE FIELD

at

**MUCH MARCLE
LEDBURY
HEREFORDSHIRE
HR2 8PH**



The property is well situated off an unclassified road leading from Much Marcle to How Caple. It has the benefit of extensive roadside frontage.

The land is contained within a single enclosure. It is level and gently undulating and all in pasture.

The property includes a 2 bay Steel and Fibrous Cement **Dutch Barn**.

The area extends in all to some 8.87 **Acres**.



FORMAL TENDER FORM

Formal Tenders Closing Date: Friday 16th October 2026, 12 Noon

Subject to Contract

I/We offer the sum of:
.....
(figures and words)

for the above property, freehold, with vacant possession.

This is my/our best and final offer.

SOLICITOR DETAILS

Name:

Address:

.....

YOUR DETAILS

Name:

Address:

.....

Tel No: Email:

Signed:

This form is to be returned no later than 12 Noon, Friday 16th October 2026 to RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ.

Please mark the envelope: Much Marcle Land Tender

Tender must include a 10% deposit cheque, signed contract and copy of passport/driving licence.