

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Land At Haygrove Bungalow, Falcon Lane, Ledbury, HR8

Guide Price - £450,000

Regulated by RICS®

To Be Sold By Private Treaty Approximately 22 Acres Of Agricultural Land A Delightful Rural Location Within Easy Reach Of The Town Of Ledbury With Good Sized Steel Framed Barn. **A Three Bedroom Bungalow And A Further 4 Acres Paddock Available By Separate Negotiation.**

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 shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and 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.

Outbuilding

Steel Framed Barn - 29'4" x 26'9"

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 the entrance to the land can be found on the left hand size after the turning into Falcon Lane

Viewings

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.

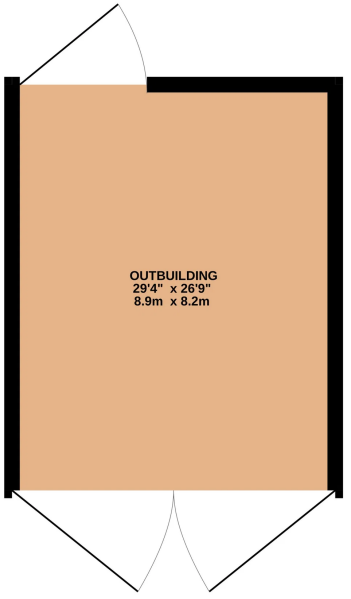
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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.

EPC

Not required.

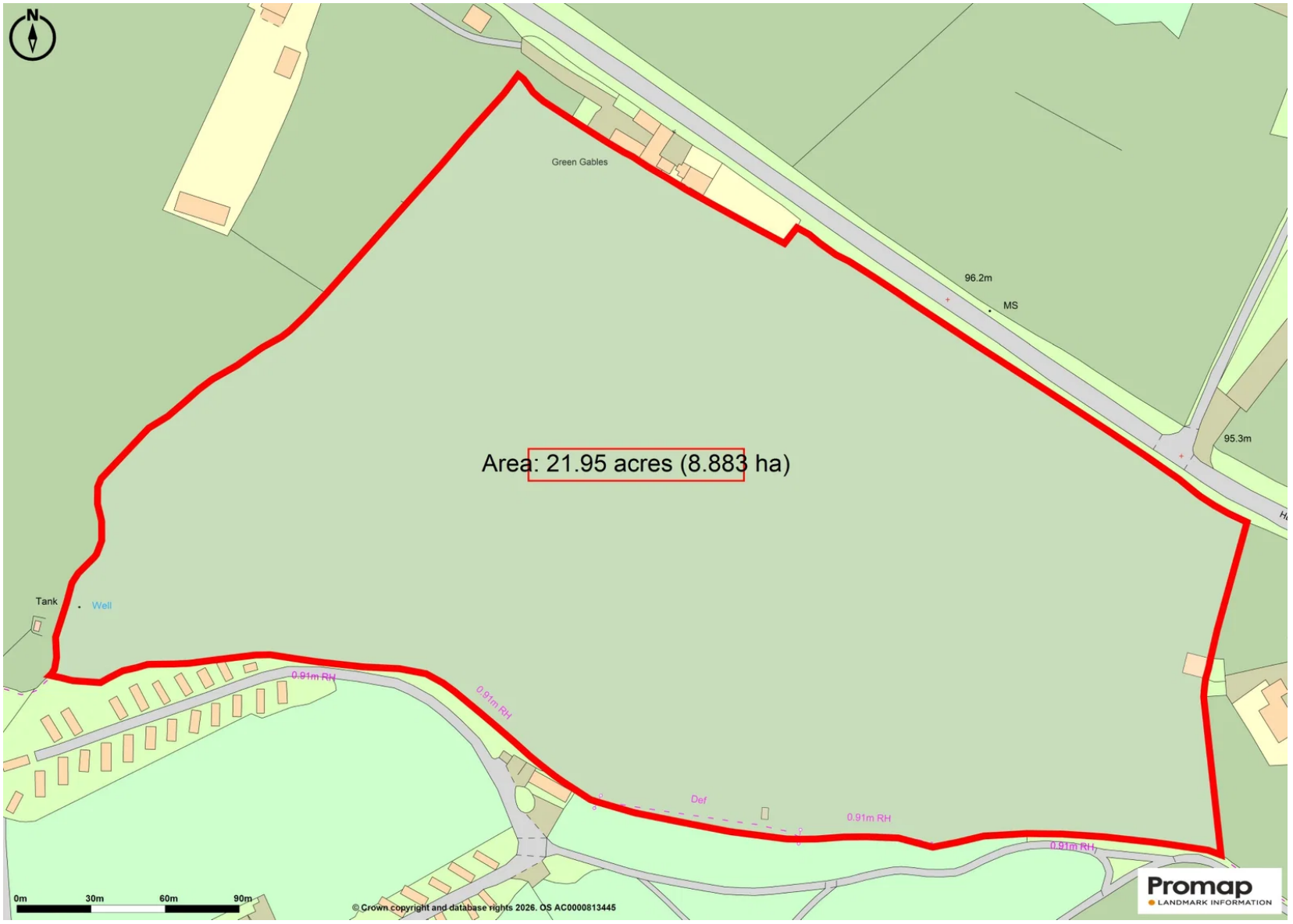


GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT, 1967
JOHN GOODWIN - Conditions under which Particulars are issued:
John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:
1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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