

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



Acton Coppice, Tedstone Wafre, Bromyard
Bromyard



Regulated by

RICS[®]

£85,000

Acton Coppice encompasses approximately 6.75 acres of woodland, bordered by farmland. Originally grown as a coppice and featuring Larch trees, which are a naturally durable, strong, and attractive softwood ideal for long-lasting outdoor use. The land benefits from a five bar gate to the road side for easy access and is situated in a delightful rural location yet lies within easy reach of the popular town of Bromyard.

Tedstone Wafer is a small, peaceful rural village set within the rolling countryside of north-east Herefordshire. Surrounded by open farmland and scenic views, it offers a tranquil setting ideal for those seeking a quieter pace of life.

Despite its rural charm, Tedstone Wafer remains conveniently positioned for access to nearby market towns. The historic town of Bromyard is just a short drive away, providing a range of independent shops, cafés, pubs, primary and secondary schooling, and everyday amenities. The area is well placed for commuting to larger centres such as Hereford, Worcester and Kidderminster, while still enjoying the benefits of countryside living. The surrounding lanes and footpaths make it particularly appealing for walkers, cyclists and those who enjoy outdoor pursuits.

Services - We have been advised that no mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

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.

Tenure - We are advised (subject to legal confirmation) that the property is freehold.

Directions - Upon leaving the town of Ledbury, head north along the Bromyard Road (B4214), passing through the villages of Staplow, Castle Frome and Munderfield before reaching a T Junction for the A465. Take a right hand turning and continue into the town of Bromyard. Reaching another T Junction, turn right onto the Bromyard Bypass. Continue down taking the 5th left hand turning onto Church Street and continue until leaving Bromyard as the road turns into the B4203. Head north on this road, passing through the village of Tedstone Wafer where the woodland can be found on the left hand side.





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.

Ledbury Sales

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