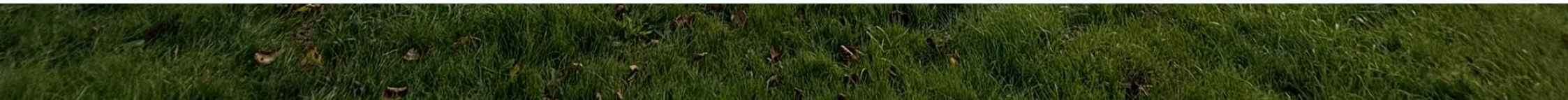


Land lying to the south of Mesne Lane, Much Birch, HR2 8BB Hereford, HR9 7UQ

Sunderlands
Residential Rural Commercial



Sunderlands
Residential Rural Commercial

Land lying to the south of
Mesne Lane
Much Birch
Herefordshire
HR2 8BB

Summary of features:

- About 8.31 Acres of Pasture Land
- Access from a Right of Way
- Elevated position
- Stock Proof Fencing
- Countryside Views
- For Sale by Informal Tender
- Tender Deadline 12 Noon on Tuesday 12th January 2027

Guide Price: £65,000

Ross-on-Wye 9.4 Miles| M50 13.0 Miles

Hereford 7.0 Miles

Situation:

The land is situated to the south of Mesne Lane in the rural village of Much Birch.

The land occupies an attractive position within the Herefordshire countryside and is conveniently located for access to the A49, providing connections to Hereford, Ross-on-Wye and the wider road network.

Access to the land is obtained via a private right of way from Mesne Lane, providing vehicular access to the land. The Market Town of Ross-on-Wye is approximately 10 miles to the south, whilst the Cathedral City of Hereford lies approximately 7 miles to the north.

Description:

The land extends to about 8.31 acres of undulating Grade II pasture land and offers elevated views of the surrounding countryside. The land is bordered by mature mixed species hedgerows and stock proof fencing.

The land has previously been used for grazing and hay making purposes however, subject to obtaining relevant planning or other consent, may offer the potential for alternate use.

There are no mains services currently connected. We understand that mains water and electricity are available in the local vicinity for connection.





Environmental Schemes:

In so far as we are aware the land is not the subject of any Environmental Scheme.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if relevant, are included in the sale.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. There is a public footpath crossing the land.

Planning:

No planning enquiries have been made.

Tenure:

We understand that the property is Freehold with vacant possession upon completion.

Selling Agent:

Sunderlands 1862 LLP, Offa House, St Peters Square, Hereford, HR1 2PQ.
Tara Boulton
t.boulton@sunderlands.co.uk
07824 552830

Money Laundering:

The successful purchaser will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Site Plans:

The plans included in the sale particulars are for identification purposes only. Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Directions:

From Hereford, proceed south on the A49 towards Ross-on-Wye. At the roundabout with the A465, take the A49 signposted Ross-on-Wye. Upon entering Much Birch, turn left onto Mesne Lane. Continue along Mesne Lane, where the access track will be found on the side of the lane, as indicated by the agent's For Sale boards.
What3Words: ///crisps.shunning.daily
Postcode: HR2 8BB

Viewing:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Boundaries:

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

National Grid, Vincent Carey Rd, Hereford, HR2 6LB

Method of Sale:

The land is for sale by Informal Tender as a whole.

Prospective Purchasers should carry out their own enquiries with Herefordshire County Council and any other Authorities before making an offer for the land.

The Informal Tender documents should be signed by the proposed Purchaser(s) stating the proposed purchase price. These are to be received by Tara Boulton at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 noon on Tuesday 12th January 2027. Envelopes should be marked 'Informal Tender - Land at Much Birch' ref: Tara Boulton' and be suitably sealed or via email if previously agreed.

The Vendor reserves the right not to accept the highest, or any offer, if they so wish. The Vendor reserve the right to accept an offer prior to the Informal Tender date.



NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY



Sunderlands
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www.sunderlands.co.uk

Sunderlands Rural

rightmove find your happy
Zoopla.co.uk Smarter property search
RICS
The Property Ombudsman
NAEA

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.