

NORTH HEREFORDSHIRE

Leominster 9.6 miles. Presteigne 8.2 miles. Pembridge 2.4 miles.

**AN EXCELLENT AREA OF AMENITY LAND
WITH STABLES IN A DESIRABLE LOCATION**



extending to

3.84 ACRES

situated at

**THE OAKS
MARSTON
PEMBRIDGE
HEREFORDSHIRE
HR6 9JA**

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS AND STIPULATIONS

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

AGENTS NOTE

- Superb rural location and excellent position just 2.4 miles from the village of Pembridge
- 3.84 Acres of Productive Pasture Land
- Stable Block comprising 5 loose boxes and storage area (972 sq ft approx.)
- Very accessible to the towns of Presteigne and Leominster
- Offered for Sale by Private Treaty
- Freehold with Vacant Possession
- Static Welfare Unit – Kitchen, Bathroom, Living Room, 2 Bedrooms.

SITUATION

The property enjoys an excellent accessible location just 2.4 miles from the popular village of Pembridge. The property has excellent roadside frontage off Marston Lane and is accessed from a private entrance drive leading off Marston Lane.

The village of Pembridge is well accessed on the A44 road and offers an excellent range of local amenities including Pembridge CE Primary School, Village Hall, Ye Old Steppes Convenience Store, together with the popular Kings Arms providing drinking and dining.

DIRECTIONS

From Leominster

From the A44 in the centre of Leominster, follow the road west bound for 1.1 miles, then turn left onto Monkland Road and keep following the A44. After 8 miles turn right onto Marston Lane and after 1/3 of a mile the property is on the right.

POST CODE

HR6 9JA.

TENURE

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

SERVICES

No services are connected to the property, however connections are available in close proximity.

OUTGOINGS

None disclosed.

LOCAL AUTHORITY

Herefordshire Council
Plough Lane, Hereford, HR4 0LE. 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. There is a footpath as shown on the plan.

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

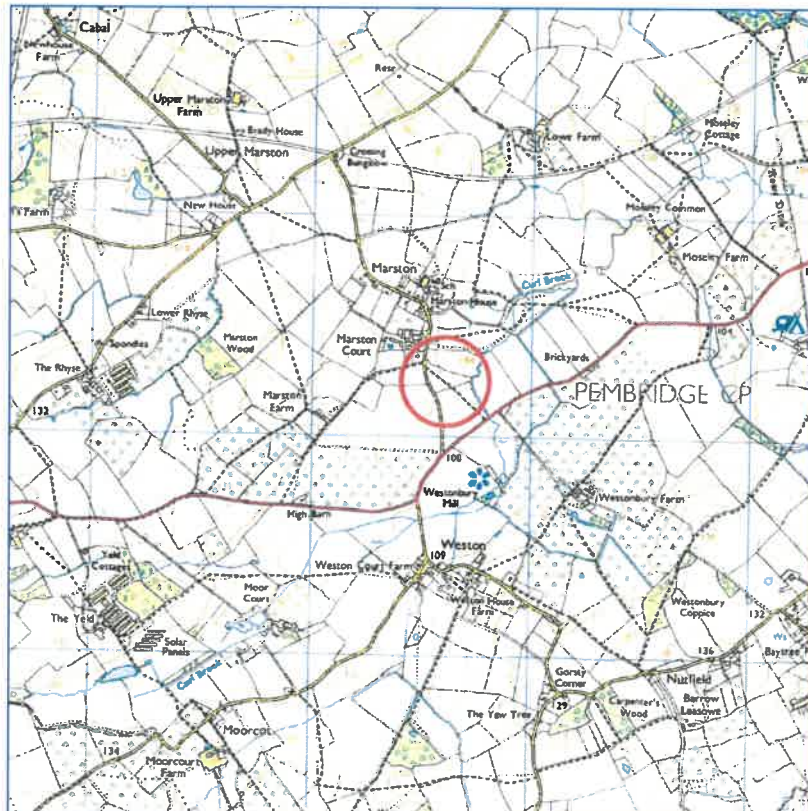
Viewing may be undertaken at any reasonable time with a copy of these particulars.

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.

MODE OF SALE

The property is offered by Private Treaty.



PARTICULARS OF SALE

**A DESIRABLE BLOCK OF AMENITY LAND
WITH THE BENEFIT OF A STABLE BLOCK**

at

**THE OAKS
MARSTON
PEMBRIDGE
HEREFORDSHIRE
HR6 9JA**



The Oaks is a desirable block of amenity land with the benefit of a stable block and welfare unit. The property is contained within a ring fence and is accessed by a stone trackway leading off Marston Lane.

The property benefits from a useful area of hardstanding that surrounds the stable block.

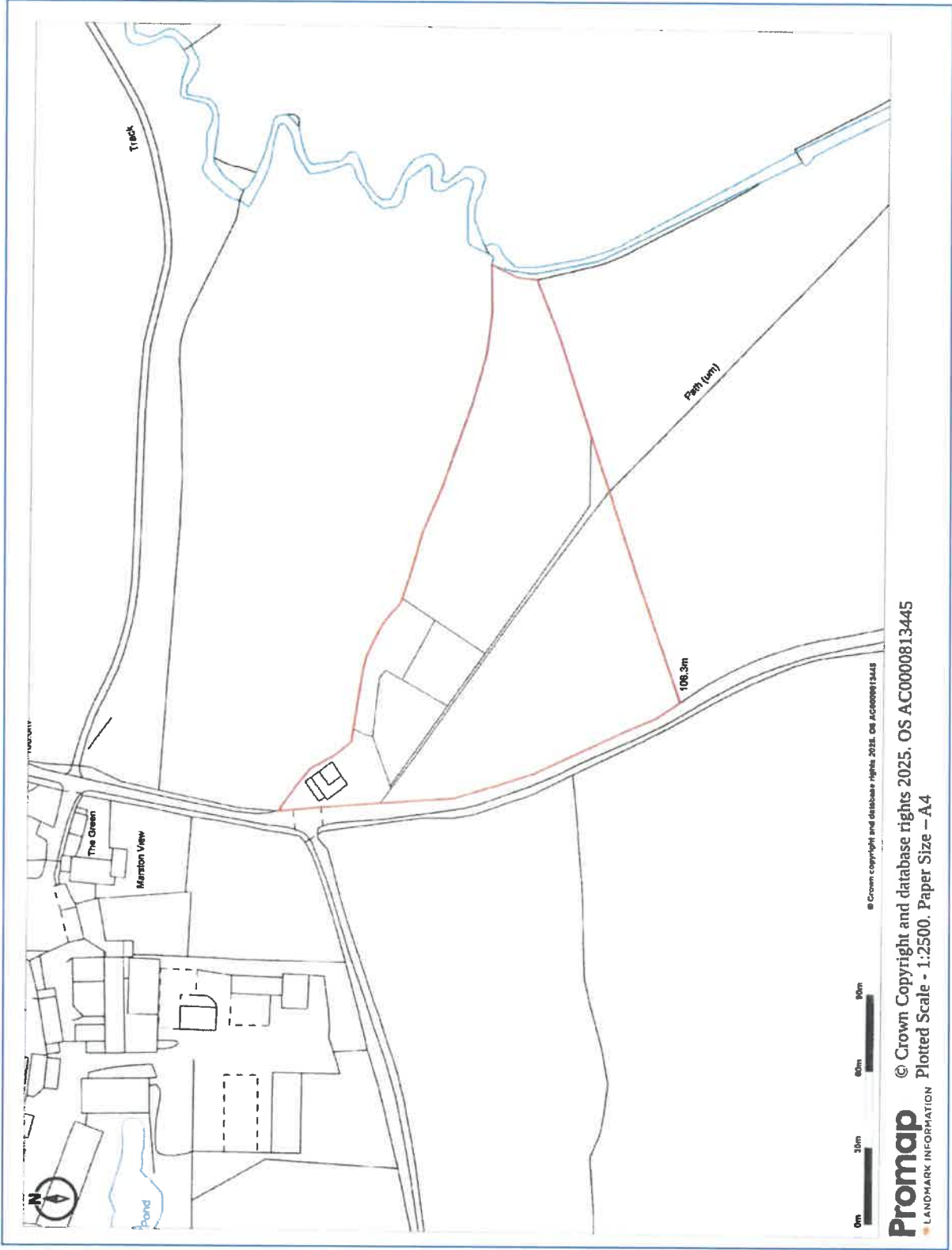
The stable block was built in 2004 and finished to a high standard.

The stable block comprises:

5 Loose Horse Boxes and Storage Area constructed of brick and timber panel elevations, concrete floor under a profile sheet roof.

Overall the building extends to 972 sq ft approx. The land extends to some 3.84 Acres and is contained within one enclosure. The land is cropped in a productive pasture ley.

In addition to this, the welfare unit benefits the property having a kitchen, bathroom, living room and 2 bedrooms which has assisted the existing owner with the management of livestock.



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LANDMARK INFORMATION

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