

HEREFORDSHIRE

Ross-on-Wye 2 miles.

**LAND AT PHOCLE GREEN
ROSS-ON-WYE
HEREFORDSHIRE**

An area of 0.90 Acres (or thereabouts)



The land runs along the Phocle Green – Rudhall lane in a thin strip. Unused for some years the ground has become overgrown.

The land is on the edge of the village and enjoys an elevated aspect.

FOR SALE BY PUBLIC AUCTION

(unless sold prior)

at

The Royal Hotel, Ross-on-Wye
on Thursday 4th June 2009
at 6.30pm

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

Phocle Green is situated two miles from Ross-on-Wye town centre in South Herefordshire. The city of Hereford and the city of Gloucester are approximately 14 miles distant.

TENURE

Freehold. Vacant possession on completion.

OUTGOINGS

None disclosed.

VALUATION

No ongoing valuation or claim for dilapidation (if any) or other offset.

AUTHORITIES

County Council: Herefordshire Council, Tel: 01432 260000

UPLIFT

In the event of any residential development occurring on the land a 50% uplift is reserved.

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.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

RESERVE

The property is subject to a reserve price and the Vendors or their Agents shall be entitled to bid up to the reserve.

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.

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 artists 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.

VENDOR'S SOLICITORS

Messrs Greenways
19 St Michael's Road
Newquay
Cornwall TR7 1LL Tel: 01637 872361

For the Attention of Mr Norman Mattingley

VIEWING

Viewing may be undertaken at any reasonable time.

SCHEDULE

OS NO	AREA (Acres)
6505	0.26
6700	0.34
6997	0.30
	—
	0.90 or thereabouts
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