

***SOUTH HEREFORDSHIRE***

Ross-on-Wye 4 miles

AN EXCELLENT LEVEL PASTURE ENCLOSURE

situated at

**GLEWSTONE  
ROSS-ON-WYE  
HEREFORDSHIRE**



**6 ACRES**

**FOR SALE BY PUBLIC AUCTION**  
(unless sold prior)

at The Royal Hotel, Ross-on-Wye  
on Tuesday 8<sup>th</sup> June 2010 at 6.30pm

## ***GENERAL REMARKS AND STIPULATIONS***

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

### **SITUATION**

The property is situated at Glewstone in South Herefordshire. The market town of Ross-on-Wye is some 4 miles distant.

### **DIRECTIONS**

From Ross-on-Wye take the A49 Hereford road and after about 3 miles turn left onto the B4221 Abergavenny road. At St Owens Cross turn left onto the A4137. Proceed along this road for about 1 mile and turn left to the National Grid Pumping Station. Continue down this road and the land will be found on the right hand side at the end.

### **TENURE**

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

### **SERVICES**

Mains water is available for connection.

### **INGOING VALUATION**

There will be no ingoing valuation and no counterclaim in respect of dilapidations and deterioration (if any) or other offset will be allowed.

### **SINGLE FARM PAYMENT**

No entitlements are included in the sale.

### **FIXTURES AND FITTINGS**

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

### **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.

**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.

**SOLICITORS**

Shawcross Solicitors, 6 High Street, Ross-on-Wye, HR9 6HL.

Tel: (01989) 562377

**VIEWING**

Viewing may be undertaken at any reasonable time

**THE LAND**

The land comprises an excellent mainly level pasture enclosure extending to about 6 acres.



**6 ACRES AT GLEWSTONE**

**R.G. & R.B. WILLIAMS**  
CHARTERED SURVEYORS

Windsor House, St Mary's Street, Ross-on-Wye,  
Herefordshire. HR9 5HT. Tel: (01989) 567233

Reproduced from the Ordnance Survey Map with the sanction  
of the controller of HM Stationary Office Published for the  
purpose of identification only and although believed to be  
correct its accuracy is not guaranteed

NOT TO SCALE

