

By Direction of the Executors of the late R J Watkins

***HEREFORDSHIRE***

Hereford 3 miles

AN ATTRACTIVE SMALLHOLDING SUBJECT TO  
AN AGRICULTURAL OCCUPANCY RESTRICTION

**GREEN ACRES  
HOLME LACY  
HEREFORD  
HR2 6PH**



A Modern 3 Bedroom Residence

**1 ACRE ORCHARDING**

**FOR SALE BY INFORMAL TENDER**

Tenders to be received by Monday 21<sup>st</sup> June 2010 at 12.00 Noon

## **GENERAL REMARKS AND STIPULATIONS**

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

### **SITUATION**

The property occupies a rural location close to the village of Holme Lacy in South Herefordshire. The Cathedral City of Hereford is about 3 miles distant.

### **DIRECTIONS**

From Hereford take the A49 Ross-on-Wye road and at The Broadleys turn left towards Holme Lacy. Proceed along this road for about 3 miles and before entering the village of Holme Lacy, turn right towards Bogmarsh. The property is situated on the right hand side of the road after about half a mile.

### **SERVICES**

Mains electricity and water are connected to the property. Drainage is to a private disposal system.

### **FIXTURES AND FITTINGS**

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

### **TENURE**

The property is freehold and offered with vacant possession upon completion. The residence is subject to an Agricultural Occupancy Restriction whereby the Purchaser must be employed, or previously employed in agriculture.

### **LOCAL AUTHORITY**

Herefordshire Council, Tel: 01432 260000

### **COUNCIL TAX BANDING**

Band D

### **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.

### **VENDORS' SOLICITORS**

Shawcross Solicitors, 6 High Street, Ross-on-Wye, Herefordshire, HR9 5HL.  
Tel: (01989) 562377

### **VIEWING**

Strictly by appointment with the Agents RG & RB Williams, Windsor House, St Mary's Street, Ross-on-Wye, HR9 5HT. Tel: (01989) 567233 Ref: RBW

### **MODE OF SALE**

The property is offered for sale by Informal Tender. Tenders are to be submitted on the attached form to arrive at the Agent's Office no later than 12 noon on Monday 21<sup>st</sup> June 2010. Please note that no tenders will be considered unless details are given as to how the purchaser can comply with the Agricultural Occupancy Restriction.

*PARTICULARS OF SALE*

**GREEN ACRES  
HOLME LACY  
HEREFORD**

AN ATTRACTIVE RESIDENTIAL SMALLHOLDING

The modern Bungalow residence is approached over a private tarmac driveway leading off an unclassified council road. It is principally constructed of brick and block elevations under a tiled roof. The spacious, well proportioned accommodation principally comprises:

- Entrance Hall: with 2 panelled radiators
- Sitting Room: (approx 13' 4" x 13') with brick fireplace with wood burning stove, 2 panelled radiator
- Dining Room: (approx 15' 9" x 12' 10") with panelled radiator
- Study: (approx 9' 3" x 6' 6")
- Cloakroom: with low level WC, wash hand basin, panelled radiator
- Kitchen: (approx 17' x 12' 10") with Rayburn; fitted kitchen units; panelled radiator
- Larder: (approx 7' 10" x 6' 2")
- Utility Room: (approx 8' 7" x 6' 2")
- Inner Hall: with panelled radiator and walk-in Airing Cupboard off
- Bedroom No 1: (approx 19' 6" x 13' 4") with pedestal wash hand basin; built-in wardrobe cupboards; panelled radiator
- Bedroom No 2: (approx 13' 4" x 13' 3" max) with built-in wardrobe cupboards
- Bedroom No 3: (approx 13' 3" x 12' 9") with built-in wardrobe cupboards

Shower Room: with shower unit; Pedestal wash hand basin, low level WC, panelled radiator

Rear Hall: with door to

Integral

Double Garage: (approx 19 x 18'2") with two up and over doors, Belfast sink

### **GARDENS**

The property is contained within attractive Garden Grounds which comprise lawns and a productive vegetable plot. There are paved Terraces to the front and rear of the property. The gardens also include a timber Garden Shed.

### **ORCHARD**

A mature Cider Orchard surrounds the residence extending to about 1 Acre. Also contained within the orchard are:

Timber and corrugated iron Store

Timber and corrugated iron Chicken Shed.



**FORM OF INFORMAL TENDER  
GREENACRES, HOLME LACY, HEREFORD**

**Informal Tenders Closing Date: 12.00 Noon on Monday, 21<sup>st</sup> June 2010**  
**Subject to Contract**

I/We offer the sum of: .....

.....  
(figures and words)

This is my/our best and final offer.  
*Delete as appropriate:*

- My/Our position is:
1. Cash Purchaser(s) with finance available
  2. Finance required (no property to sell)
  3. Subject to sale of current property
  4. Other

**SOLICITOR DETAILS**

Name: .....

Address: .....

.....

**YOUR DETAILS**

Name: .....

Address: .....

.....

Tel No: ..... Email: .....

Signed: .....

This form is to be returned no later than 12 Noon on Monday, 21<sup>st</sup> June to:

RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire.  
HR9 5HT. Please mark the envelope: Green Acres Tender".

NB – The Vendors do not bind themselves to accept this or any other offer whether higher or lower.