

***SOUTH HEREFORDSHIRE***

Ross-on-Wye 8 miles.

Hereford 6 miles.

AN EXCELLENT AREA OF PRODUCTIVE GRADE 2 & 3 ARABLE  
ACCOMMODATION LAND

situated at

**LITTLE DEWCHURCH  
HEREFORD**



extending to

**116.90 ACRES**

**FOR SALE BY INFORMAL TENDER**

Tenders to be submitted by 12 noon on  
20<sup>TH</sup> OCTOBER 2009

PRICE GUIDE: £5,000 plus per acre

## **GENERAL REMARKS AND STIPULATIONS**

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

### **SITUATION**

The property is situated off a quiet country land close to the village of Little Dewchurch in South Herefordshire.

The Cathedral City of Hereford is some 6 miles distant and the market town of Ross-on-Wye 8 miles distant.

### **GRID REFERENCE**

SO 527 315

### **DIRECTIONS**

From Ross-on-Wye take the A49 Hereford road and having passed through Bridstow take the first turning right. Proceed along this road for about 7 miles and in the village of Little Dewchurch turn left. Proceed along this quiet road for a third of a mile and the land will be found on the right hand side of the road.

### **TENURE**

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

### **OUTGOINGS**

None disclosed

### **SERVICES**

The property has the benefit of a natural water supply from the Little Dewchurch Reservoir.

### **SINGLE FARM PAYMENT**

The property is registered for the Single Payment Scheme. The following entitlements will be included in the sale:

### **INGOING VALUATION**

There will be no ingoing valuation and no claim for dilapidations and deterioration (if any) or other offset will be allowed.

### **AUTHORITIES**

**County Council:** Herefordshire Council, Tel: 01432 260000

### **LOTING**

The right is reserved by the Vendor and the Agent to sell the property as one Lot, amalgamate or divide any Lot(s) vary the order of sale, or withdraw any Lots as thought desirable.

## **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.

## **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.

## **VIEWING**

Viewing may be undertaken at any reasonable time.

## **TENDER**

Bids are invited on an Informal Tender basis to be received by 12 noon on Tuesday 20<sup>th</sup> October 2009. A Tender Form is attached to the particulars.

## **AGENTS**

RG & RB Williams of Windsor House, St Mary's Street, Ross-on-Wye, Herefordshire, HR9 5HT. Ref: RB Williams

## **PRICE GUIDE**

Offers in excess of £5,000 per acre.

***PARTICULARS OF SALE***

An Excellent Area of Accommodation Land

situated at

**LITTLE DEWCHURCH  
HEREFORD**

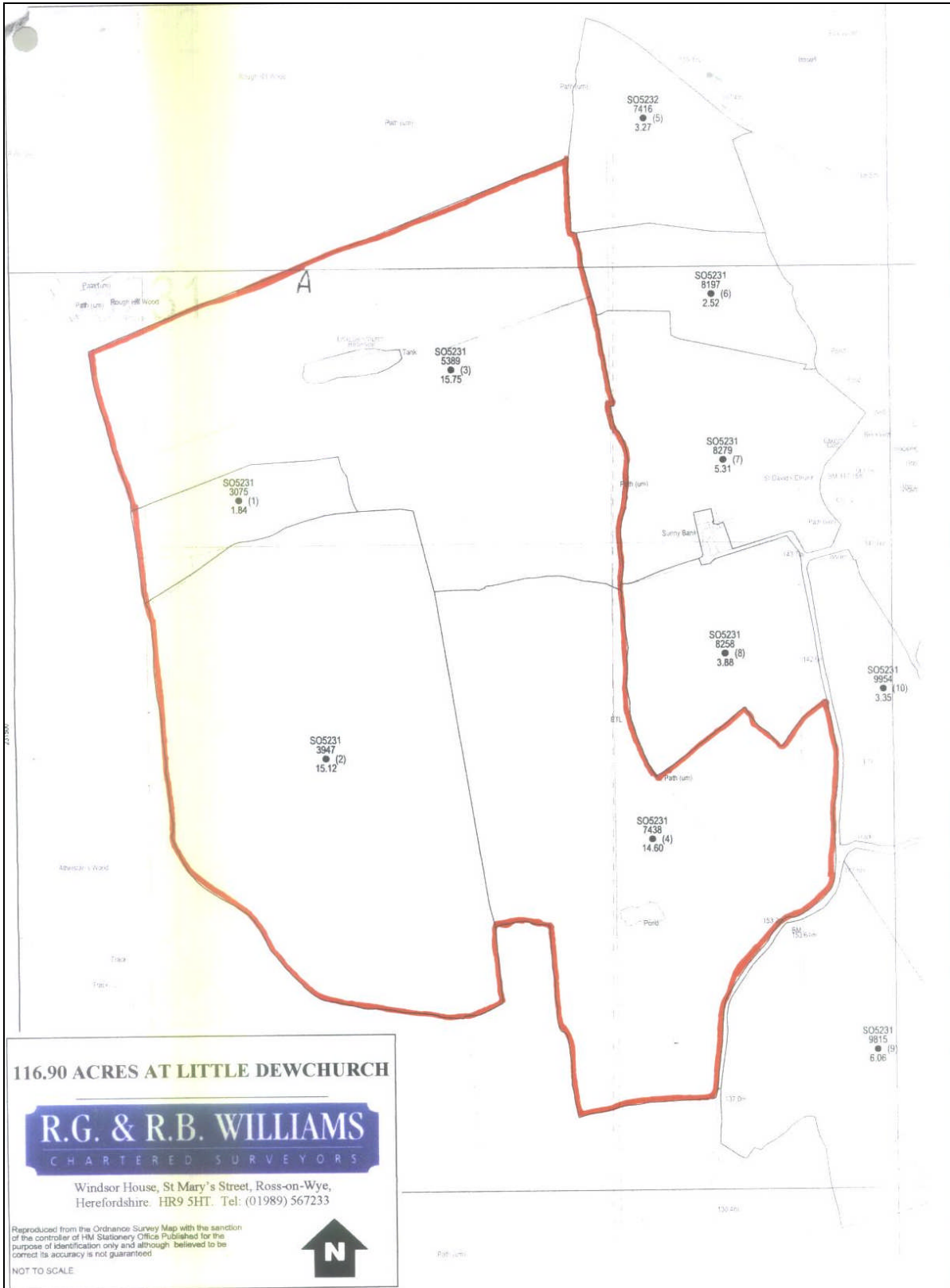
**116.90 ACRES**

The property comprises an excellent area of Grade 1 & 2 Arable And Pasture Accommodation Land. The land is gently undulating and is contained within a ring fence.

The soil is naturally free draining being derived from the old Red Sandstone Soil Association. It is suitable for a wide variety of enterprises including cash cropping.

The whole extends to about 116.90 Acres as detailed in the following schedule:

<b>Field No</b>	<b>Area</b>
5389	15.75
3075	1.84
3947	15.12
7438	14.60
	—————
	116.90 Acres
	47.31 Hectares



**FORM OF INFORMAL TENDER**

**116.90 ACRES AT LITTLE DEWCHURCH**

**Informal Tenders Closing Date: 12 Noon on Tuesday 20<sup>th</sup> October 2009**

**Subject to Contract, I/We offer the following:**

£ .....(words)

for the above land, freehold, with vacant possession.

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 Tuesday 20<sup>th</sup> October 2009** to RG and RB Williams, Windsor House, St Mary’s Street, Ross on Wye, Herefordshire. HR9 5HT. Please mark the envelope: “Land at Little Dewchurch”.

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