

**R.G. & R.B. WILLIAMS**

CHARTERED SURVEYORS

www.rgandrbwilliams.co.uk • info@rgandrbwilliams.co.uk

WINDSOR HOUSE  
ST MARY'S STREET  
ROSS-ON-WYE  
HEREFORDSHIRE HR9 5HX

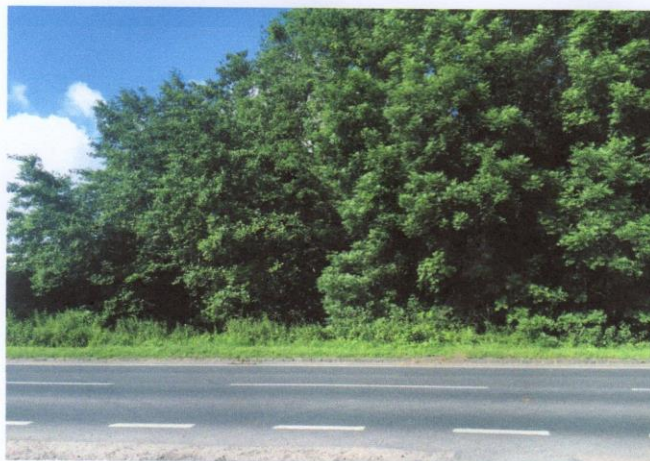
TEL: (01989) 567233 • FAX (01989) 567260

**GLOUCESTERSHIRE**  
Newent 3 miles. Ledbury 4 miles

**AN AREA OF AMENITY LAND  
WITH LONG TERM POTENTIAL FOR ALTERNATIVE USES**

situated at

**DYMOCK**



0.60 ACRE

FOR SALE BY INFORMAL TENDER

Tenders to be submitted by

FRIDAY 16<sup>TH</sup> SEPTEMBER 2016, by 12 Noon

**AMC**  
AGENT

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract. 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property. 3. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold or withdrawn.

  
RICS

## **GENERAL REMARKS AND STIPULATIONS**

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

### **SITUATION**

The property is situated on the northern boundary of the village of Dymock in West Gloucestershire. It has direct roadside frontage to the B4215 Newent to Leominster road.

The town of Newent is some 3 miles distant and the market town of Ledbury some 4 miles distant.

### **TENURE**

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

### **OUTGOINGS**

None disclosed.

### **LOCAL AUTHORITY**

Forest of Dean District Council,  
Council Offices, High Street, Coleford, Glos, GL16 8HG. Tel: 01594 810000.

### **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.

### **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.

### **PLANS, AREA AND SCHEDULES**

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the areas of land. Any error or mis-statement shall not annul the sale or entitle any party to compensation whatsoever.

### **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.

## **MODE OF SALE**

The property is offered for sale by Informal Tender. Tender forms are attached to these sales particulars.

Tenders are to be submitted to the Agents Office, to arrive by 12 Noon on Friday 16<sup>th</sup> September 2016.

## **VIEWING**

The land may be viewed at any reasonable time.

## **AGENTS**

RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, HR9 5HT.

Tel: 01989 567233.

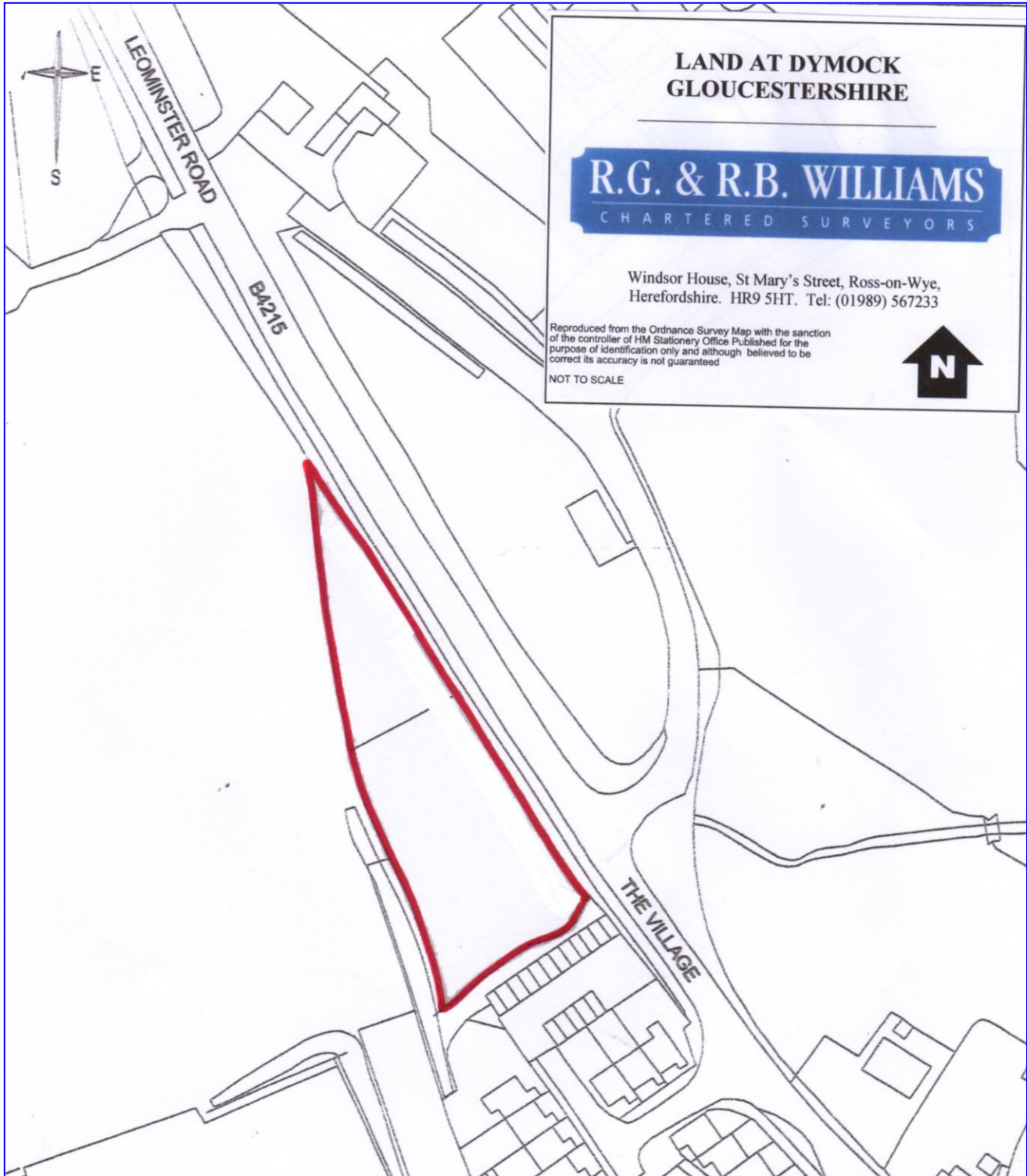
## **PARTICULARS OF SALE**

The property comprises a triangular shaped area of amenity woodland situated on the northern boundary of the small town of Newent.

The property has extensive roadside frontage to the B4215 Newent to Leominster road.

The whole extends to approximately 0.6 of an Acre.





**LAND AT DYMOCK  
GLOUCESTERSHIRE**

**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 Stationery Office Published for the  
purpose of identification only and although believed to be  
correct its accuracy is not guaranteed

NOT TO SCALE



