

SOUTH HEREFORDSHIRE

Hereford City Centre 2 miles.

DINEDOR COURT BUNGALOW AND LAND

**AN ATTRACTIVE LANDED HOLDING SITUATED WITHIN
THE WYE VALE**



situated at

**DINEDOR
HEREFORD
HR2 6LG**

**FOUR BEDROOM DETACHED BUNGALOW
INDEPENDENT STEEL PORTAL FRAME BUILDING**

82.24 ACRES PRODUCTIVE ARABLE LAND

FOR SALE BY INFORMAL TENDER

**Tenders to be submitted by
FRIDAY 11TH JULY 2025 at 12 Noon**

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

The property occupies an excellent location at Dinedor about 2 miles from the centre of the Cathedral City of Hereford in South Herefordshire.

The property has direct roadside frontage to the B4399 road leading from Hereford to Holme Lacy.

DIRECTIONS

From Hereford take the A49 Ross on Wye road and then turn left onto the B4399 road towards Rotherwas.

Proceed along this road and at the first roundabout continue right on the B4399. Proceed on this road for approximately half a mile and the entrance to the property will be found on the left hand side of the road.

POST CODE

HR2 6LG.

WHAT 3 WORDS

Microchip:empires:showcase

TENURE

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

SERVICES

Mains water is available for connection.

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

FIXTURES AND FITTINGS

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

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale.

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 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.

VENDORS SOLICITORS

Thrings, Church Row, Ross on Wye, Herefordshire, HR9 5HR.
Attn: Andrew Morris. Tel: 01989 762009.

VIEWING

Viewing may be undertaken at any reasonable time with a copy of these particulars

SOLE AGENTS

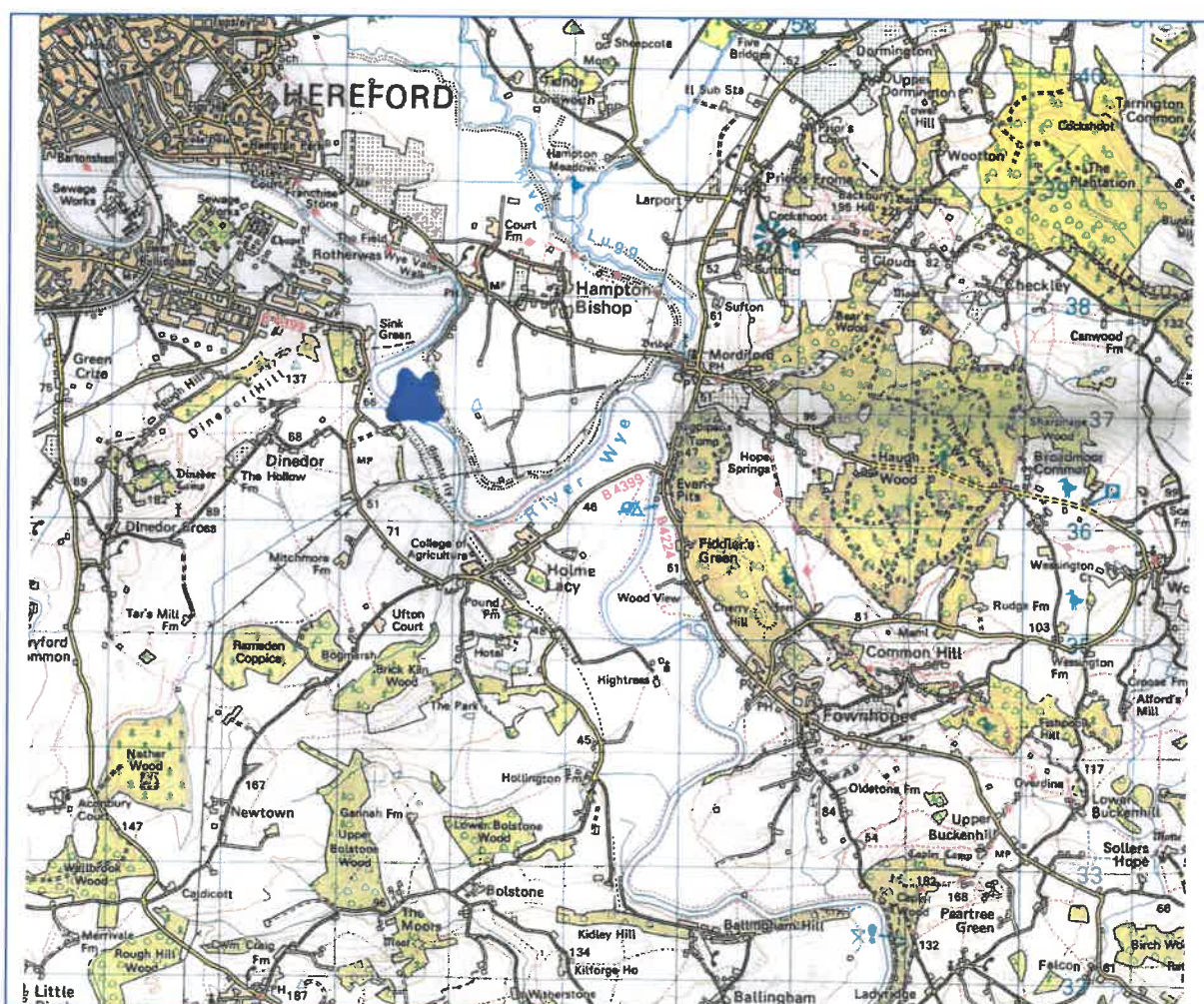
Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

MODE OF SALE

The property is offered for sale by Informal Tender. A tender form is attached to these particulars.

Tenders are to arrive at the office of RG and RB Williams no later than 12 Noon on Friday 11th July 2025.

Tenders are to be in a sealed envelope marked "Dinedor Land".



PARTICULARS OF SALE

**ATTRACTIVE LANDED HOLDING
SITUATED WITHIN THE WYE VALLEY
EXTENDING TO 82.24 ACRES**

**COURT FARM BUNGALOW
DINEDOR
HEREFORD
HR2 6LG**



THE BUNGALOW

The bungalow is constructed of brick elevation under an interlocking tile roof.

The driveway and path lead to the front of the bungalow, where a full glazed front entrance door gives access to the half **Glazed Porch** having a further glazed door leading to:

Reception Hall: (approx. 30'0" x 8'0") with feature archway provided and with a door to the rear garden area. Corridor to **Inner Hall** with doors to Airing Cupboard with linen shelving. The doors from the **Reception Hall** lead to:

Kitchen: (approx. 14'0" max x 13'6") incorporating double drainer stainless steel sinktop with base unit under. Range of fitted base units and one double wall cupboard. Fluorescent lights; Xpelair vent; cooker point and windows to two aspects. Further doors give access to the Sitting Room and Pantry.

- Sitting Room:** (approx. 20'0" x 13'6") with open fire with natural stone surround and dress stoned hearth. Fixed shelving; log box; windows to two aspects. Door to picture window to the front garden area. Views to the River Way Valley.
- Coat Cupboard:** with fixed shelving.
- Store Cupboard:** with fixed shelving.
- Bathroom:** comprising panelled bath; sanitary unit; low level w.c.; electric heater.
- Utility Room:** (approx. 10'6" x 6'2") with plumbing for automatic washing machine and built in cupboards. Doorway to Covered Car Port.
- Bedroom No. 1:** (approx. 14'3" x 11'0") excluding built in cupboards. Telephone point.
- Bedroom No. 2:** (approx. 12'6" x 12'0").
- Bedroom No. 3:** (approx. 11'0" x 10'9").
- Bedroom No. 4:** (approx. 9'3" x 8'0"). Telephone point.
- Basement:** A useful L shaped basement (approx. 24' x 16'3" max) is under the northern part of the property. This has the benefit of light and power.

OUTSIDE

The driveway leads to the Garage with useful fuel stores at the rear. Adjacent to the garage is a Car Port linked to the main living accommodation.

The gardens are of reasonable proportion and are primarily laid to lawns. A variety of shrubs and herbaceous borders are also provided.

THE LAND

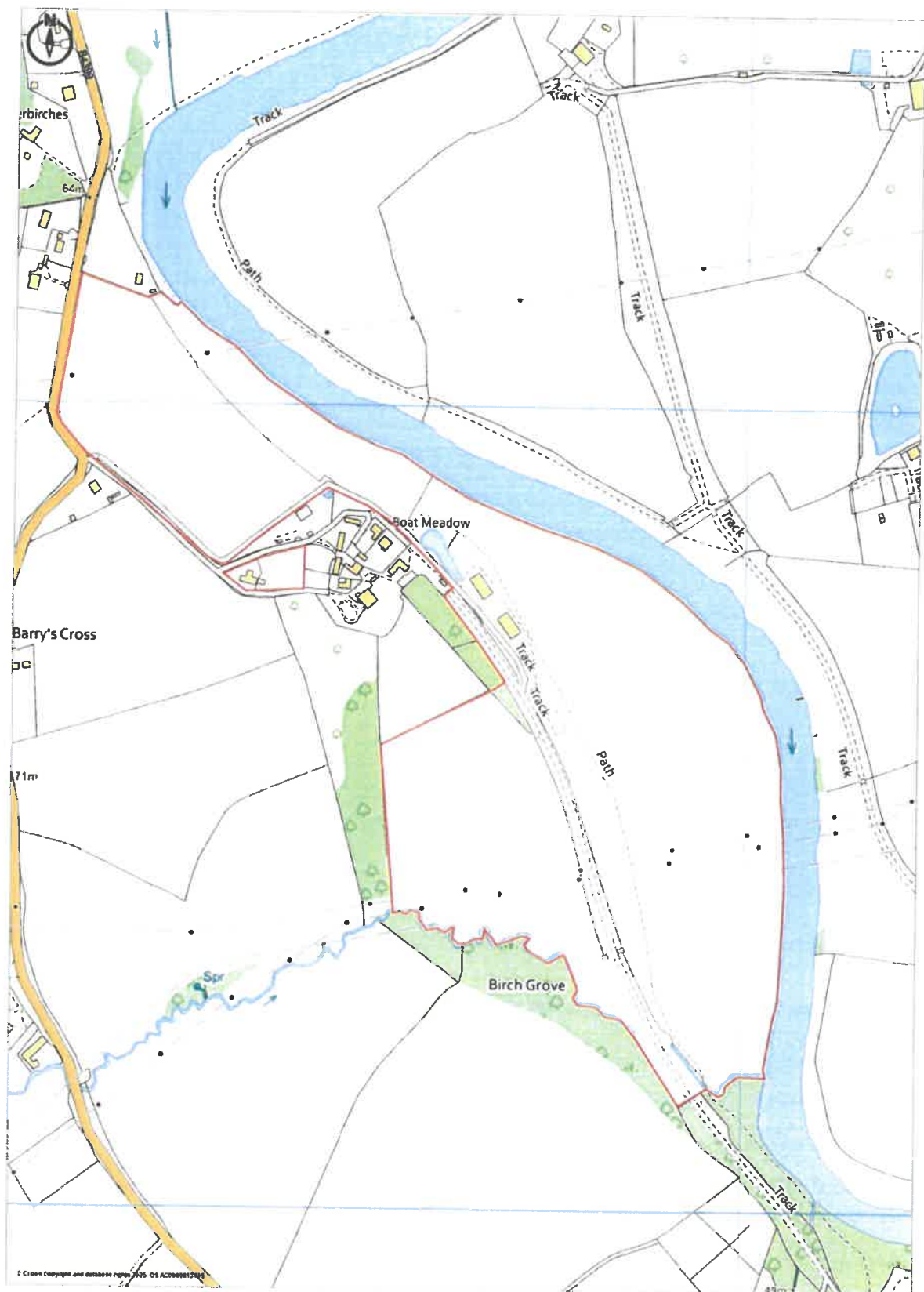
The soil is a highly productive deep alluvial loam which is versatile and capable of cash cropping. The property has the benefit of a water abstraction licence from the River Wye.

The property extends in all to some 82.24 Acres.

BUILDING

The property benefits from a 15 bay steel portal frame Covered Store Area under a profile sheet roof. The building is of exceptional construction and has a variety of uses.





INFORMAL TENDER

**DINEDOR COURT FARM BUNGALOW AND
82.24 ACRES AT DINEDOR, HEREFORD**

Informal Tender Closing Date – Friday 11th July 2025.

I/We offer, the sum of:

£
(figures and words)

SOLICITOR DETAILS

Name:

Address:

.....

YOUR DETAILS

Name:

Address:

.....

Tel No: Email:

Signed:

This form is to be returned no later than 12 Noon on Friday 11th July 2025 to: RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Please mark the envelope 'Dinedor Court Farm Bungalow'.

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