

SOUTH HEREFORDSHIRE

Hereford 7 miles. Ross-on-Wye 8 miles.

**AN OUTSTANDING AREA OF RIVERSIDE
ARABLE AND AMENITY LAND**



situated at

**FOWNHOPE
HEREFORD
HR1 4PE**

extending to

67.52 ACRES

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 on the outskirts of the popular village of Fownhope in South Herefordshire. The land lies on the south western boundary of the village with extensive frontage to the River Wye.

The town of Hereford is about 7 miles distant with Ross-on-Wye being 8 miles away.

DIRECTIONS

The property is approached off Ferry Lane in the Centre of the Village.

There is also an ancillary access off the new development known as The Old Barn Site.

POST CODE

HR1 4PE.

WHAT 3 WORDS

///Figeted:economies:comically

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

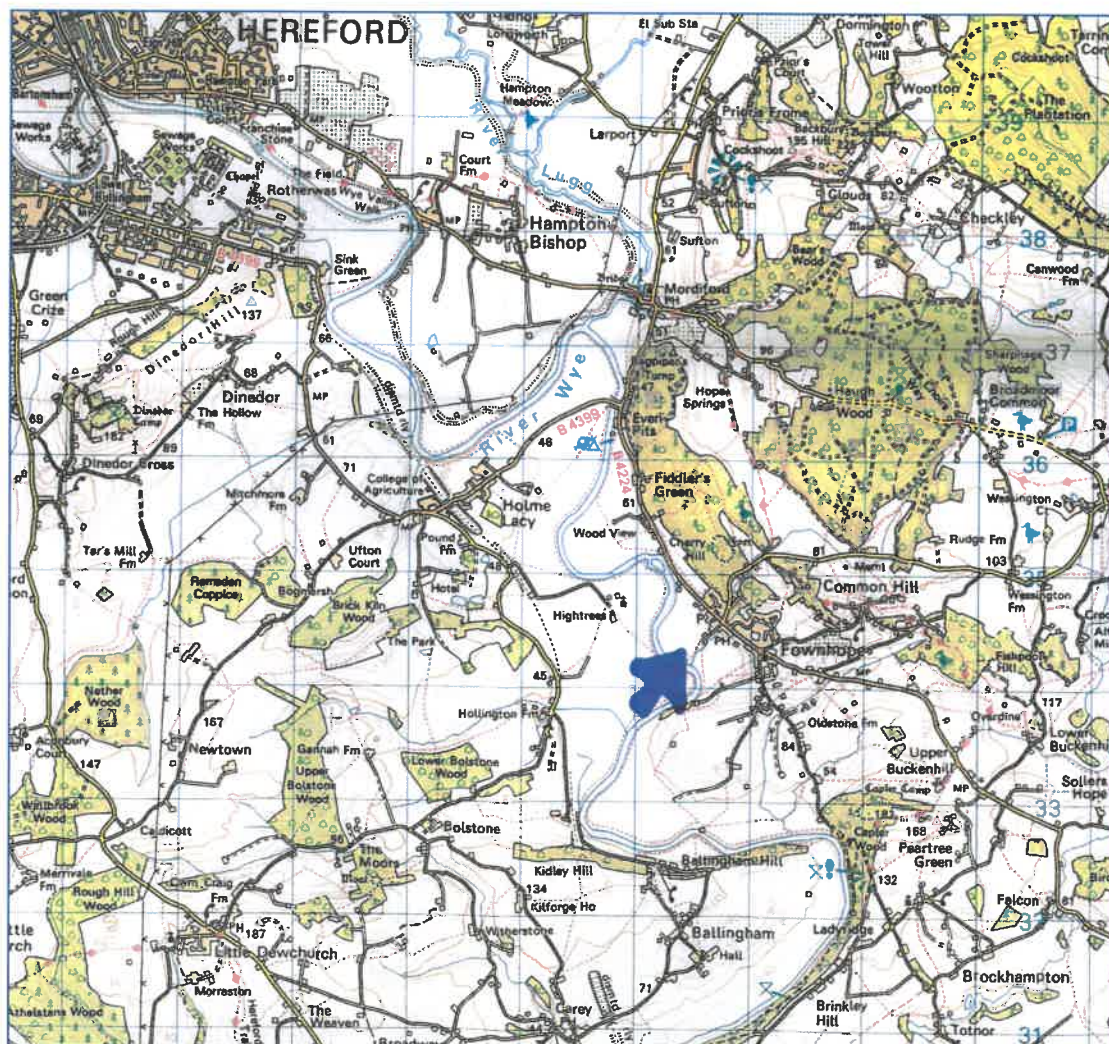
Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

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 "Fownhope Land".



PARTICULARS OF SALE

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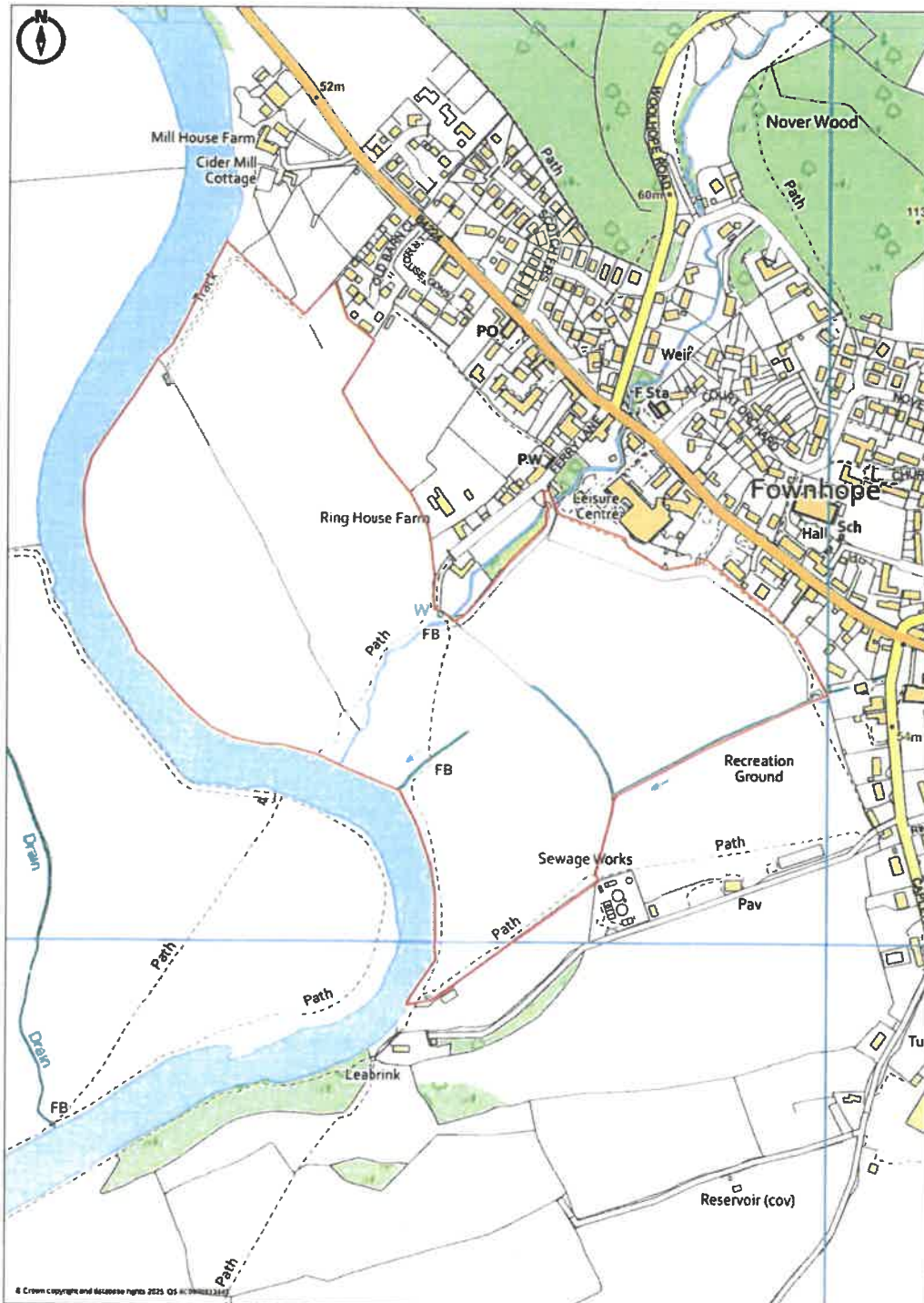
THE LAND

The property comprises an excellent area of level arable and amenity land situated on the outskirts of the village of Fownhope. It is principally accessed off Ferry Lane.

The land has extensive frontage to the River Wye. The property has the benefit of a waste abstraction licence from the River Wye.

The soil is a highly productive deep alluvial loam which is versatile and capable of cash cropping. The property also includes a level area of pasture/amenity land immediately adjacent to Wye Leisure.

The property extends in all to 67.52 Acres.



INFORMAL TENDER

67.52 ACRES AT FOWNHOPE, 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 'Fownhope Land'.

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