

SOUTH HEREFORDSHIRE

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

**AN EXCELLENT AREA OF GRADE 2
AMENITY LAND**



**2.13 ACRES
AMENITY LAND WITH DIRECT FRONTAGE TO THE
RIVER WYE**

at

**HOARWITHY, HEREFORD
HR2 6QJ**

FOR SALE BY INFORMAL TENDER
Tenders to be submitted by

FRIDAY 15TH MAY 2026 at 12 Noon

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

The property occupies a most convenient rural location close to the village of Hoarwithy in South Herefordshire. The land benefits from direct frontage to the River Wye and is accessed via an unclassified council Highway

The Cathedral City of Hereford and the market town of Ross-on-Wye are each about 8 miles distant.

DIRECTIONS

From Ross on Wye take the A49 Hereford road for about 7 miles and then turn right towards Hoarwithy. Proceed along this road for about 2 mile and the land will be found on the left hand side of the road, just before hoarwithy Toll Bridge.

GRID REFERENCE

SO 539 296.

TENURE

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

OUTGOINGS

None disclosed.

LOCAL AUTHORITY

Herefordshire Council
Plough Lane, Hereford, HR4 0LE. Tel: 01432 260000.

SERVICES

No services are attached to this land.

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..

VENDORS SOLICITORS

TBC

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.

VIEWING

Viewing may be undertaken at any reasonable time.

SOLE AGENTS

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

MODE OF SALE

The property is offered by informal tender.

The attached tender form is to be submitted to the Agents Office to arrive by Friday 15th May 2026 at 12 Noon. Tenders are to be in sealed envelopes marked "Hoarwithy Tender".



PARTICULARS OF SALE

2.13 ACRES

HIGHLY PRODUCTIVE AMENITY LAND

at

**HOARWITHY
HEREFORDSHIRE**



The property comprises an excellent block of predominantly level pasture land extending to approximately **2.13 acres**, currently utilised for agricultural production and benefiting from extensive roadside frontage which provides convenient access.

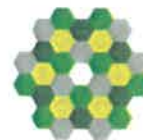
The land is particularly fertile, consisting of productive medium loam soils with most of the area classified as **Grade 2** on the Agricultural Land Classification Map of England and Wales, indicating high-quality agricultural capability and soils renowned locally for their depth and natural fertility.

The land occupies an idyllic position bordering the River Wye and enjoys an attractive rural outlook, offering potential for a range of alternative uses such as leisure, camping, caravanning or equestrian purposes, subject to any necessary planning consents. The property also enjoys a unique and historic setting adjoining Hoarwithy Toll Bridge, with the river forming the northern boundary and enhancing the peaceful character of the land.

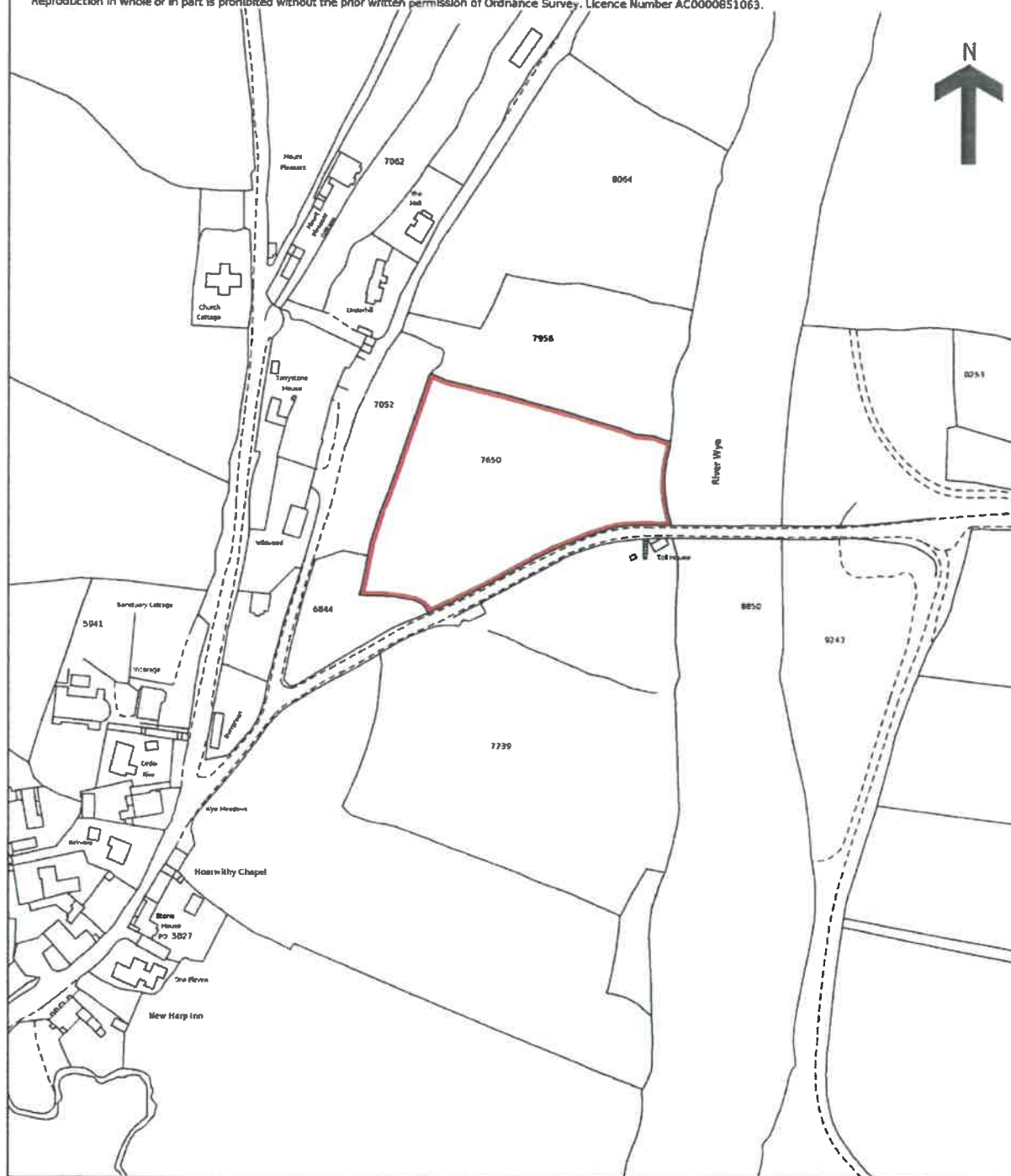
This is a rare opportunity to acquire a productive parcel of highly fertile pasture in a picturesque riverside setting, a truly special piece of countryside not to be missed.

HM Land Registry Current title plan

Title number **HE31820**
Ordnance Survey map reference **SO5429NE**
Scale **1:2500**
Administrative area **Herefordshire**



© Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



FORM OF INFORMAL TENDER

2.13 ACRES AT HOARWITHY, HEREFORD

Informal Tender Closing Date –Friday 15th May 2026.

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 15th May 2026 to: RG and RB Williams,.

Please mark the envelope 'Hoarwithy Land '.

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