

NORTH HEREFORDSHIRE
Leominster 6 miles. Hereford 10 miles.

**A HIGHLY PRODUCTIVE AREA OF
ARABLE LAND**

situated at

**BOWLEY LANE
RISBURY
LEOMINSTER
HR1 3LG**



extending to

33.80 ACRES

FOR SALE BY INFORMAL TENDER

Tenders to be submitted by
FRIDAY 27TH JUNE 2025
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 location off Bowley Lane near to the village of Risbury in North Herefordshire.

The town of Leominster is about 6 miles distant with the Cathedral City of Hereford being 10 miles away.

GRID REFERENCE

SO 545 540.

WHAT 3 WORDS

///scratches.tones.unguarded

TENURE

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

SERVICES

Mains water is available for connection to the property.

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

Lodders, Glensanda House, 1 Montpellier Parade, Cheltenham, Gloucestershire, GL50 1UA.
Tel: 01242 229093. Email: james.anderson@lodders.co.uk

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 27th June 2025.

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



PARTICULARS OF SALE

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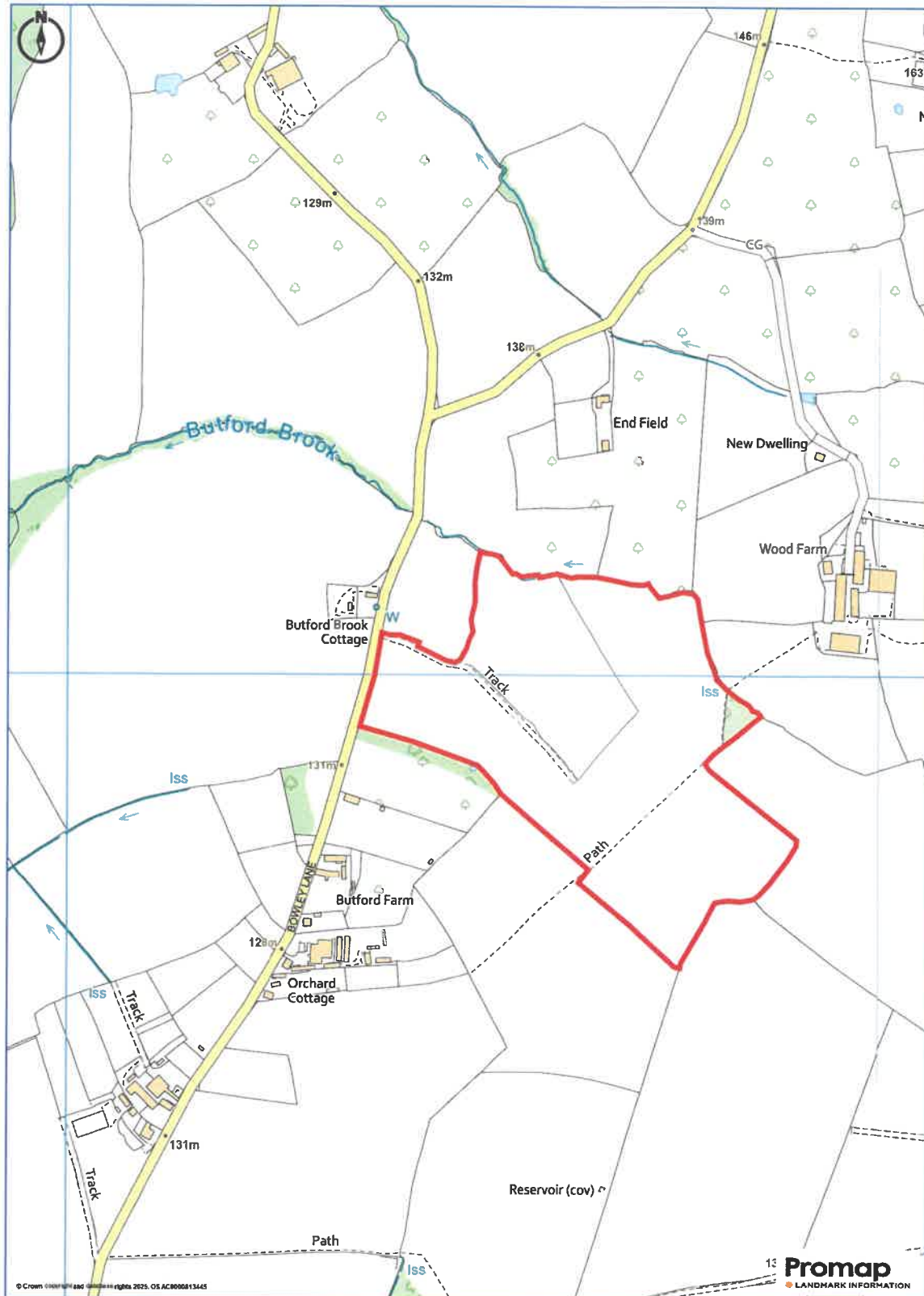
33.80 ACRES

The property has the benefit of extensive roadside frontage to Bowley Lane. It principally comprises an area of highly productive level arable land in a ring fence.

The soil is a medium loam and the land has been previously used for potato production.

There is also a small area of woodland.

The whole extends to some 33.80 Acres.



INFORMAL TENDER

33.80 ACRES AT BOWLEY LANE, RISBURY, LEOMINSTER

Informal Tender Closing Date –27th June 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 27th June 2025 to: RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Please mark the envelope 'Risbury Land'.

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