

FORMER PAVILION AND LAND HOWLE HILL ROSS ON WYE HEREFORDSHIRE HR9 5SH

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
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FOR SALE BY INFORMAL TENDER - TENDERS BY 12NOON FRIDAY 20TH NOVEMBER 2020

A redundant former sports pavilion and changing rooms. Set within a rural location on the outskirts of Ross On Wye totalling approximately 3.57 acres (1.45 hectares)

GUIDE PRICE £40,000 to £60,000

For Sale by Informal Tender. Tenders close 20th November 2020

Bids together with proof of funds are to be made via post / email to j.thomson@hjpugh.com
Successful purchaser will be expected to sign and return sales contract together with deposit

Vendor Solicitors: Harrison Clark Rickerbys - Overross House, Ross Park, Ross-On-Wye, HR9 7US.
Tel 01989 562 377. Freddie Govier Wright acting

Former Pavilion And Land, Howle Hill, Ross On Wye, Herefordshire, HR9 5SH

FOR SALE BY INFORMAL TENDER - TENDERS BY 12NOON FRIDAY 20TH NOVEMBER 2020

A redundant former sports pavilion and changing rooms. Set within a rural location on

FORMER PAVILION 7.4M X 5.6M (24'3" X 18'4")

A former pavilion and changing rooms building with external area approximately 41.44 sqm (446 sqft) with partially collapsed floor & roof. Please view with caution.

Together with land accessed via twelve foot metal five bar gate. In all approximately 3.57 Acres (1.45 Hectares)

SERVICES

We understand from the Vendors that mains water and electricity are available close by but are not presently connected. Private foul drainage previously connected

TENURE

We understand that the property is freehold and offered with vacant possession upon completion.

VIEWING

Strictly by appointment with the sole agents Pughs. 01531 631122

Out of office hours Jason Thomson 07710 757489

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Successful purchaser will be expected to sign and return sales contract together with deposit

Completion on or before 18th December 2020

GUIDE PRICE

£40,000-£60,000

CONDITIONS OF SALE

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken October 2020

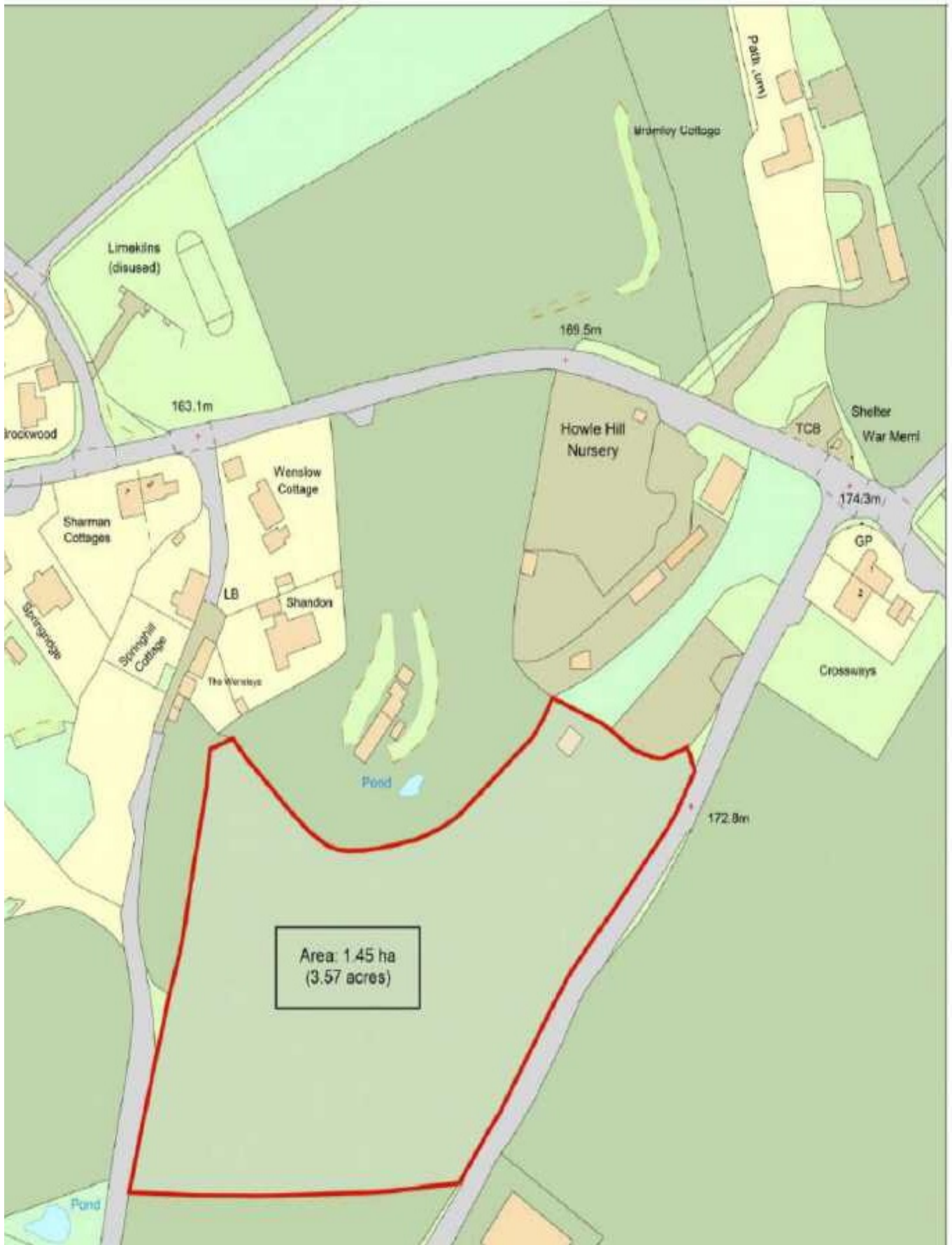
ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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The logo for Pughs is a blue square with a white border. Inside the square, the word "Pughs" is written in a white, cursive, serif font.



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