

**LAND AT THE PURLIEU
UPPER COLWALL
WORCESTERSHIRE
WR14 4DJ**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2AQ
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Two lots of land situated on the western side of the Malvern Hills both with views to the west, both lots are full of an abundance of natural flora and fauna and situated in the Malvern Hills Area of Outstanding Natural Beauty.

Lot 1 – 1.39 Acres (0.56 Hectares) pasture/amenity land

Lot 2 – 6.44 Acres (2.61 Hectares) pasture and woodland

GUIDE PRICES

LOT 1 - £20,000 - £30,000

LOT 2 - £80,000 - £100,000

To be offered for sale by Public Auction at The Hazle Meadows
Auction Centre, Ross Road, Ledbury, HR8 2LP
on the 26th May 2021 at 6:30pm

Vendors Solicitors: Redkite Solicitors, NatWest Bank Chambers, The Homend, Ledbury,
Herefordshire, HR8 1AB. Tel. 01531 632226. Sarah Harbord acting.

LAND AT THE PURLIEU, UPPER COLWALL, WORCESTERSHIRE, WR14 4DJ

The land is being offered as two separate lots as follows:

LOT 1

Approximately 1.39 acres (0.56 hectares) of amenity pastureland (as outlined blue on the attached plan) with gated access off The Purlieu over the area hatched yellow on the attached plan. The land has a westerly aspect with excellent views and forms part of the Malvern Hills escarpment. A public footpath runs through the northern section of the land.

The land has provided much interest to conservation bodies and naturalists alike in the past due to the abundance of natural flora and fauna.

LOT 2

Approximately 6.44 acres (2.61 hectares) of gladed pastureland and woodland forming part of Park Wood (as outlined red on the attached plan) an area of ancient woodland on the west of the Malvern Hills with gated access off The Purlieu over the area hatched yellow on the attached plan. The land has been the subject of much interest to conservation bodies and naturalists alike with Bluebells, Marsh Marigolds, Common Spotted Orchids, Herb Paris, Meadow Saffron and Cowslips forming part of the 116 species of flowering plants last recorded when the Ledbury Naturalists Field Club completed a field survey in 2010/2011. A copy of this survey is available by email on request.

Thirty-six species of native trees were last noted, with the woodland to the north-east being mainly Oak, Ash and Willow with many old Birches and a varied under-storey of Hazel, Hawthorn, Field Maple, Dogwood, Aspen and Alder. A truly delightful patch of the Herefordshire Countryside.

VIEWING

At any reasonable time, however please respect the countryside code at all times when doing so. Access is taken at your own risk; please take all necessary precautions to prevent personal harm.

TENURE

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

AUCTION GUIDE PRICES

Lot 1 - £20,000 - £30,000 (1.39 acres)

Lot 2 - £80,000 - £100,000 (6.44 acres)

Please note an auction guide price is an indication by the agent of the likely sale price and is not the same as a reserve price. The reserve price is the lowest price at which the vendor will consider a sale and is within or below the guide price. Both figures are subject to change.

FOR SALE BY PUBLIC AUCTION

To be offered for sale by public auction (subject to conditions of sale and unless previously sold) at The Hazle Meadows Auction Centre, Ross Road, Ledbury, Herefordshire, HR8 2LP on Wednesday 26th May 2021 at 6.30pm.

ANTI MONEY LAUNDERING

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.

VENDORS SOLICITORS

Redkite Solicitors, NatWest Bank Chambers, The Homend, Ledbury, Herefordshire, HR8 1AB. Tel. 01531 632226. Sarah Harbord acting.

BASIC PAYMENT SCHEME

We understand that there are no Basic Payment Scheme Entitlements available with the land. The selling agents have a number of clients with surplus entitlements available. Enquire further with agents.

ENVIROMENTAL MATTERS

The land is being sold free of any Stewardship Scheme Agreements

AUTHORITIES

Rural Payments Agency 0300 0200301
Herefordshire Council 01432 260000

PLANNING

The property is sold subject to any development plans, tree preservation orders, town planning schedules or resolutions which may be or may come into force.

SPORTING AND TIMBER RIGHTS

In so far as they are owned by the Vendor these are included in the freehold sale

PLANS, AREAS AND SCHEDULES

These are based on ordnance survey maps and are for reference purposes only. The purchaser shall be deemed to have satisfied himself as to the descriptions and extent of the property. Any error or misstatement shall not annul the sale or entitle the purchaser to compensation in respect thereof.

The conditions of sale will be deposited at the offices of the auctioneers and vendors solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

RIGHTS OF WAY

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.

FOR SALE BY PUBLIC AUCTION

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations buyers and the purchaser will be required to provide:

- 1.Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
- 2.Proof of current residential address i.e. Utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.

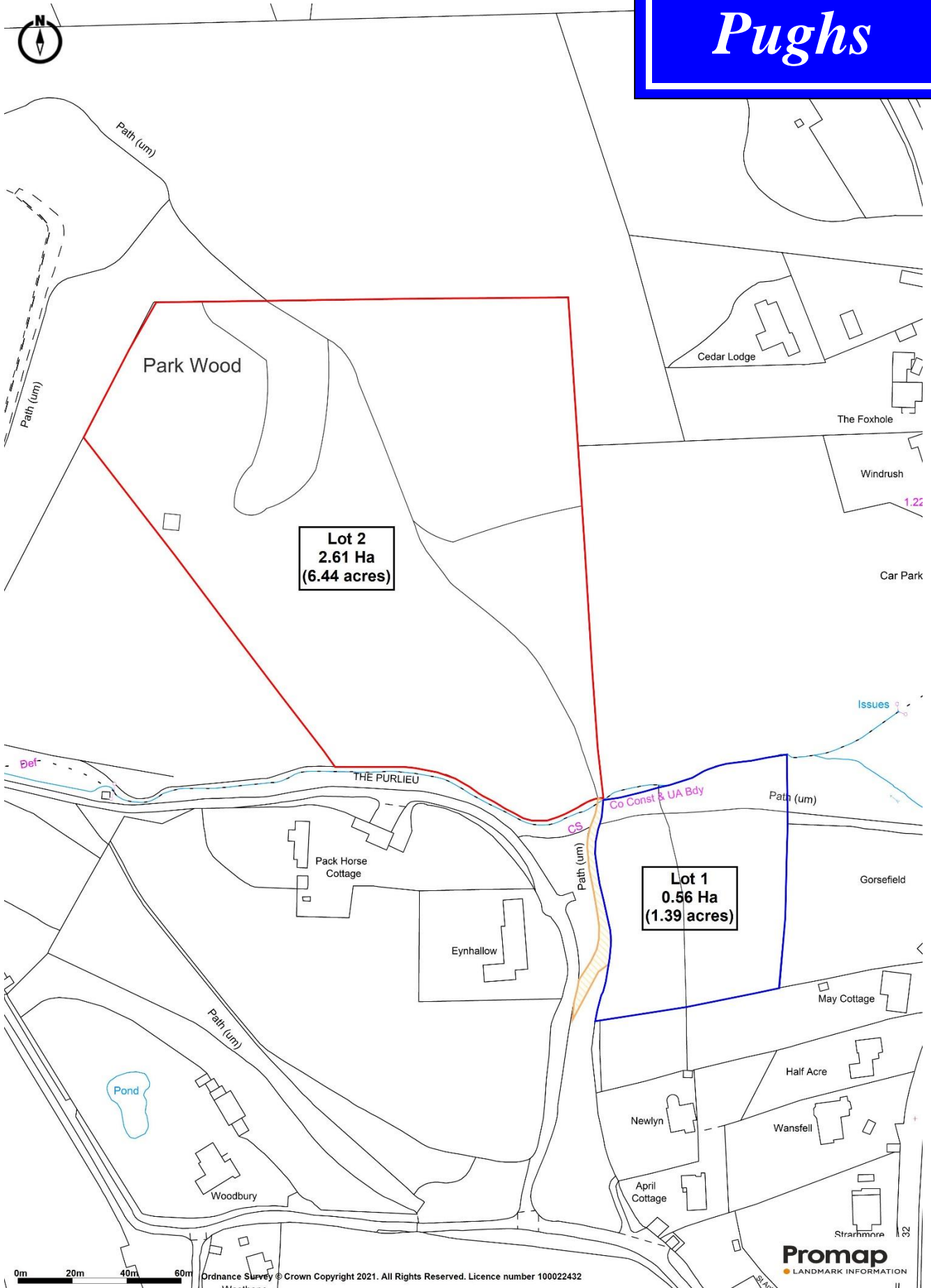
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there 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 April 2021

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

Pughs



Lot 2
2.61 Ha
(6.44 acres)

Lot 1
0.56 Ha
(1.39 acres)

1.22

82

11