

LAND AT BARREL LANE ASTON INGHAM HEREFORDSHIRE HR9 7LP

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk



FOR SALE BY PUBLIC AUCTION. Land at Barrel Lane comprises of 11.56 acres (4.68 hectares) of sloping permanent pasture with recently planted wild flowers. Good road access with dual gated car park/livestock pen. The land has a natural stream running to the north and is bounded by ancient hedgerows. Views over surrounding countryside.

GUIDE PRICE £80,000 to £100,000

At The Hazle Meadows Auction Centre, Ross Road, HR8 2LP on the 25th August 2021 at 6:30pm.

Vendors Solicitors: Kath Watkins acting, Twomlows Solicitors, 13 Monnow St, Monmouth, Monmouthshire, NP25 3EF. Tel. 01600 716200

Land At, Barrel Lane, Aston Ingham, Herefordshire, HR9 7LP

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VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122 Out of office hours 07710757489

TENURE

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

AUCTION GUIDE PRICE

£80,000-£100,000

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, HR8 2LP on the 25th August 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

VENDOR SOLICITORS

Kath Watkins acting, Twomlows Solicitors, 13 Monnow St, Monmouth, Monmouthshire, NP25 3EF. Tel. 01600 716200

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.

ENVIRONMENTAL 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 mis-statement shall not annul the sale or entitle the purchaser to compensation in respect thereof.

AUCTION PACK

Files can be downloaded here:

(Link to follow)

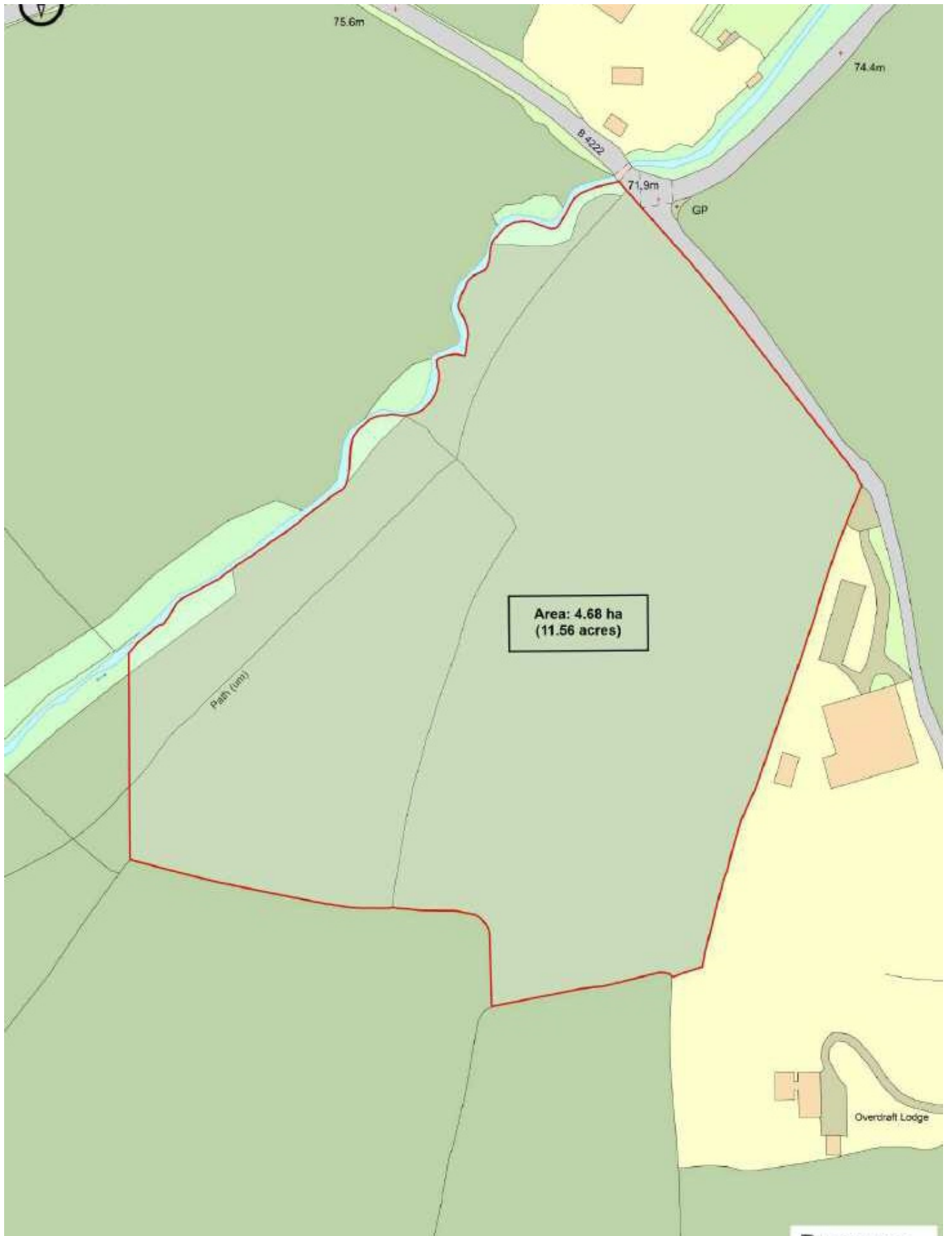
Please save as the link is time limited.

Any queries of a legal nature, please direct to the vendors solicitor, preferably via your own conveyancer

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.

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.





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