

***SOUTH HEREFORDSHIRE***

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



situated at

**WESTON-UNDER-PENYARD  
ROSS-ON-WYE  
HR9 7PF**

**27.67 ACRES**

**Lot 1 – 20.16 Acres  
Lot 2 – 7.51 Acres**

**FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS**

Tenders to be submitted by  
**FRIDAY 5<sup>TH</sup> JULY at 12 Noon**

## **GENERAL REMARKS AND STIPULATIONS**

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

### **SUMMARY**

- Excellent location on the outskirts of Weston-under-Penyard
- Two separate Arable Fields with road frontage
- Land Classified as Grade 2
- Property offered for sale by tender as a whole or in 2 lots.

### **SITUATION**

The property is situated on the outskirts of the village of Weston-under-Penyard in South Herefordshire. The market town of Ross-on-Wye is about 2 miles distant.

The Cathedral City of Gloucester is about 14 miles away.

### **GRID REFERENCE**

SO 635 235.

### **POSTCODE**

HR9 7PF.

### **DIRECTIONS**

See attached location plan.

### **TENURE**

The property is freehold and offered with vacant possession upon completion. Completion is fixed for 31<sup>st</sup> October 2024 or earlier by arrangement.

### **SERVICES**

No services are attached to the land.

### **OUTGOINGS**

None disclosed.

### **LOCAL AUTHORITY**

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

### **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.

**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**

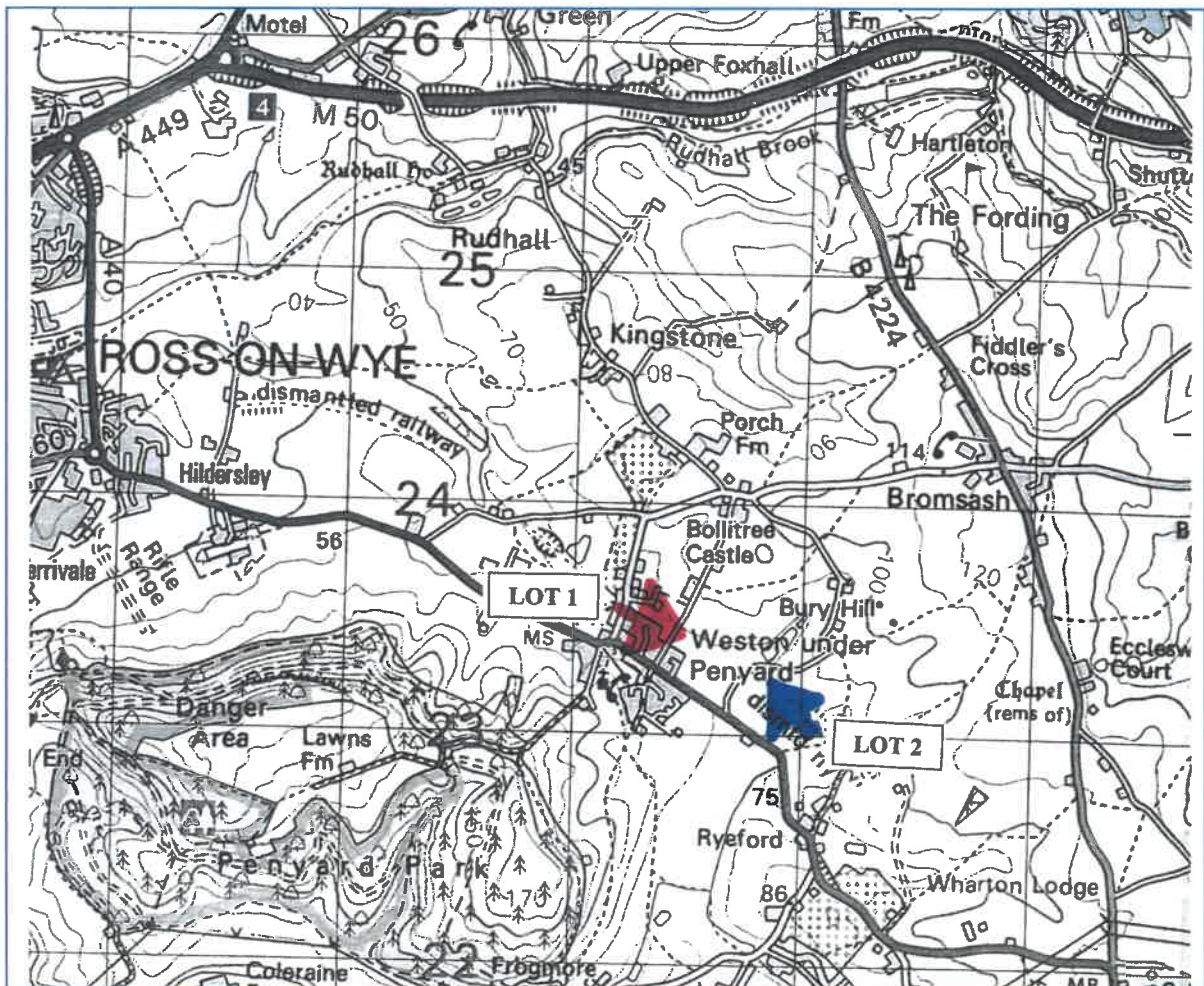
Further information is available from the Agents: RG and RB Williams, Ross Auction Centre, Netherton Road, Ross on Wye, HR9 7QQ. Tel 01989 567233.

**VENDORS SOLICITORS**

Thrings Solicitors, Church Row, Ross on Wye, Herefordshire, HR9 5HR.  
Tel: 01989 762009.

**MODE OF SALE**

The property is offered for sale by informal tender as a whole or in 2 lots. Tenders are to be submitted on the attached form to arrive at the Agents Office by Friday 5<sup>th</sup> July at 12 Noon.





*PARTICULARS OF SALE*

**AN EXCELLENT AREA OF LEVEL ARABLE LAND**

at **WESTON-UNDER-PENYARD**  
**ROSS-ON-WYE**

**LOT 1 – 20.16 ACRES**



Lot 1 has the benefit of road access on both the western and eastern boundaries. It comprises an area of level arable land lying about 230ft above sea level. The land is principally classified as Grade 2 on the DEFRA Land Classification Map of England and Wales. The soil is derived from the Old Red Sandstone Soil Association and is productive and free draining. It is versatile and suitable for a wide variety of agricultural enterprises.

The property has the benefit of a natural water supply.

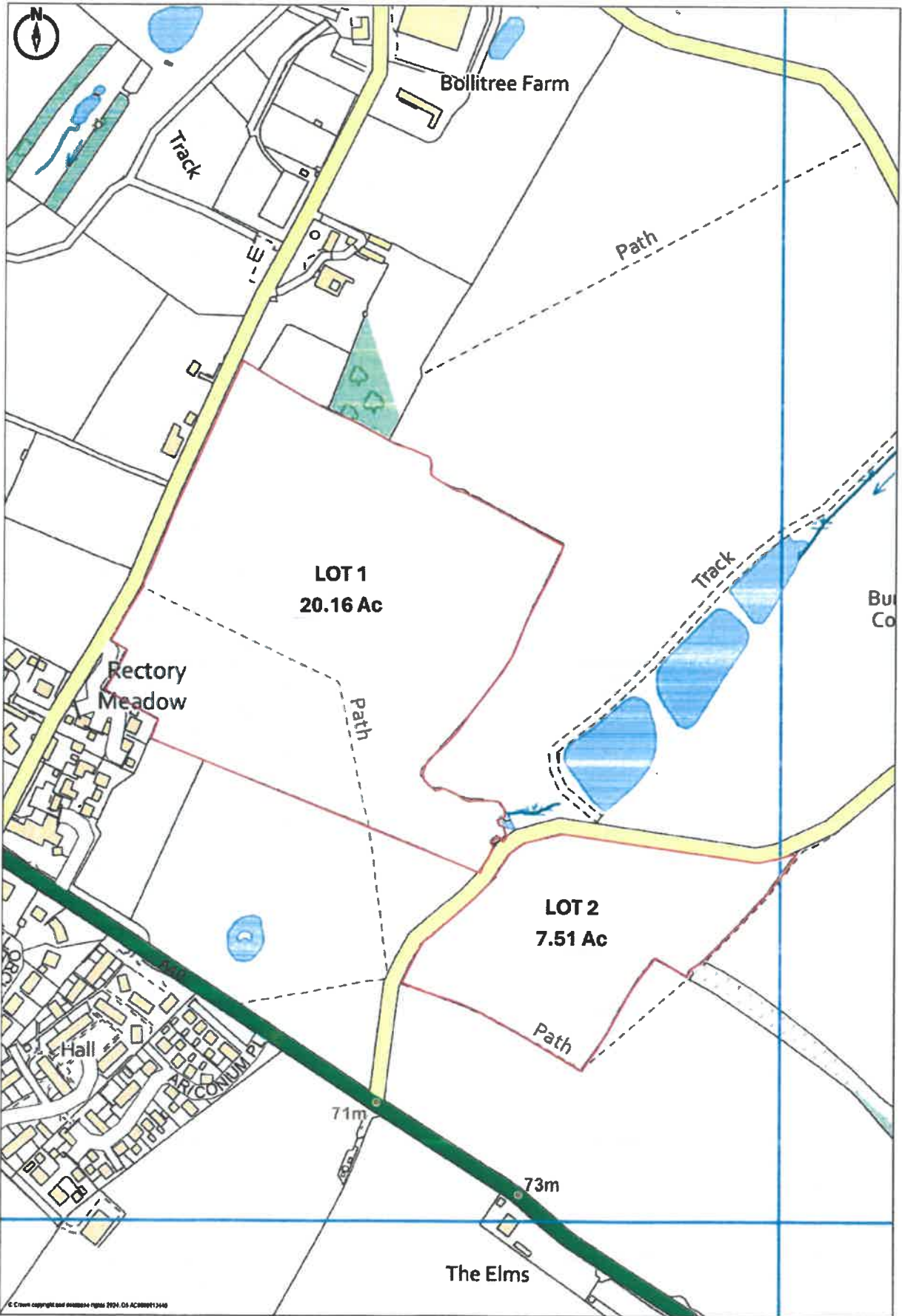
**DEVELOPMENT UPLIFT CLAUSE**

Lot 1 is subject to a 20 year development uplift clause. The vendors will be entitled to receive 50% of the increased value of the land from the date of purchase in the event of planning consent being granted for residential development.

**LOT 2 – 7.51 ACRES**



Lot 2 is an area of similar quality land to Lot 1. It also has the benefit of roadside frontage. The property does not have a water supply.



**FORM OF INFORMAL TENDER**

**LAND AT WESTON-UNDER-PENYARD,  
ROSS-ON-WYE**

Informal Tender Closing Date – Friday 5<sup>th</sup> July 2024.

I/We offer, the sum of:

**LOT 1 – 20.16 ACRES**

£ .....  
(figures and words)

**LOT 2 – 7.51 ACRES**

£ .....  
(figures and words)

**LOTS 1 & 2 – 27.67 ACRES**

£ .....  
(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 5<sup>th</sup> July 2024 to: RG and RB Williams, Ross Auction Centre, Netherton Road, Ross on Wye, Herefordshire, HR9 7QQ. Please mark the envelope 'Weston under Penyard Land'. NB. The Vendors do not bind themselves to accept this or any other offer whether higher or lower.