



**LAND AT MORETON ON LUGG,
HEREFORD, HR4 8DP**

Brightwells
Est. 1846

A highly attractive block of pasture land

12.15 ACRES

LAND AT MORETON ON LUGG, HEREFORD, HR4 8DP

For Sale as a whole by Informal Tender

Close date: **Friday 25th October 2024**

THE LAND

The land comprises one enclosure totaling 12.15 acres. The field is laid to pasture and used for livestock grazing. The land is bordered by the River Lugg with natural hedgerow and wire fencing to one side and the railway line and a wire livestock fencing to the other side. The land is accessed directly off the council maintained road. The land has no tanked water, but as mentioned adjoins the River.

There is a very useful handling area for sheep by the entrance gate.

The land is within flood zone 3 but we have been informed by the vendor that this field doesn't flood and they have never had to remove livestock from the land. However the surrounding land does flood.

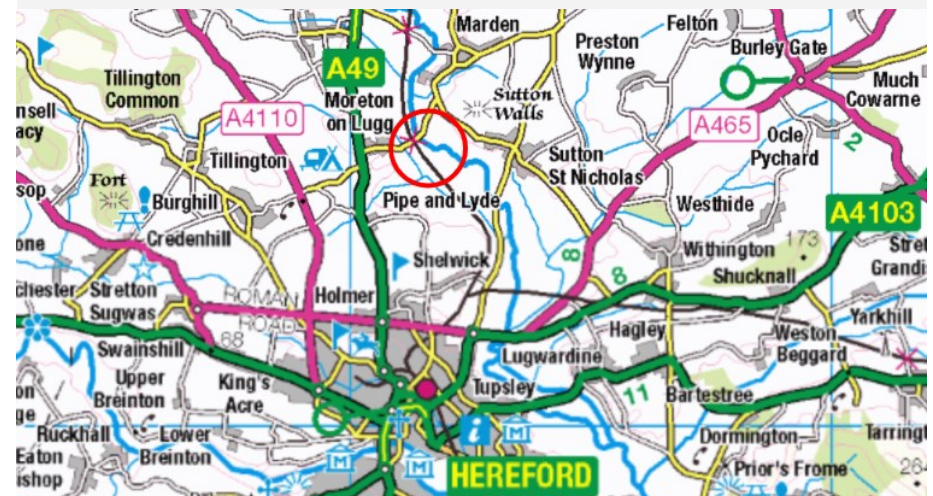


SITUATION

The land is located on the outskirts of the village of Moreton on Lugg. From Hereford take the A49 North. After 2 miles turn right signposted for Marden. Proceed through the village of Moreton on Lugg and go over the railway line. The entrance to the land is located immediately on the right hand side, as indicated by our sale board.



W3W: [///potato.bathtubs.reporter](https://www.potato.bathtubs.reporter)



GENERAL REMARKS AND STIPULATIONS

POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

OUTGOINGS

We are not aware of any outgoing on the property.

SERVICES

No services are connected.

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

VIEWING

Viewing of the land can be at any reasonable time - please take a copy of the sales particulars with you.

METHOD OF SALE

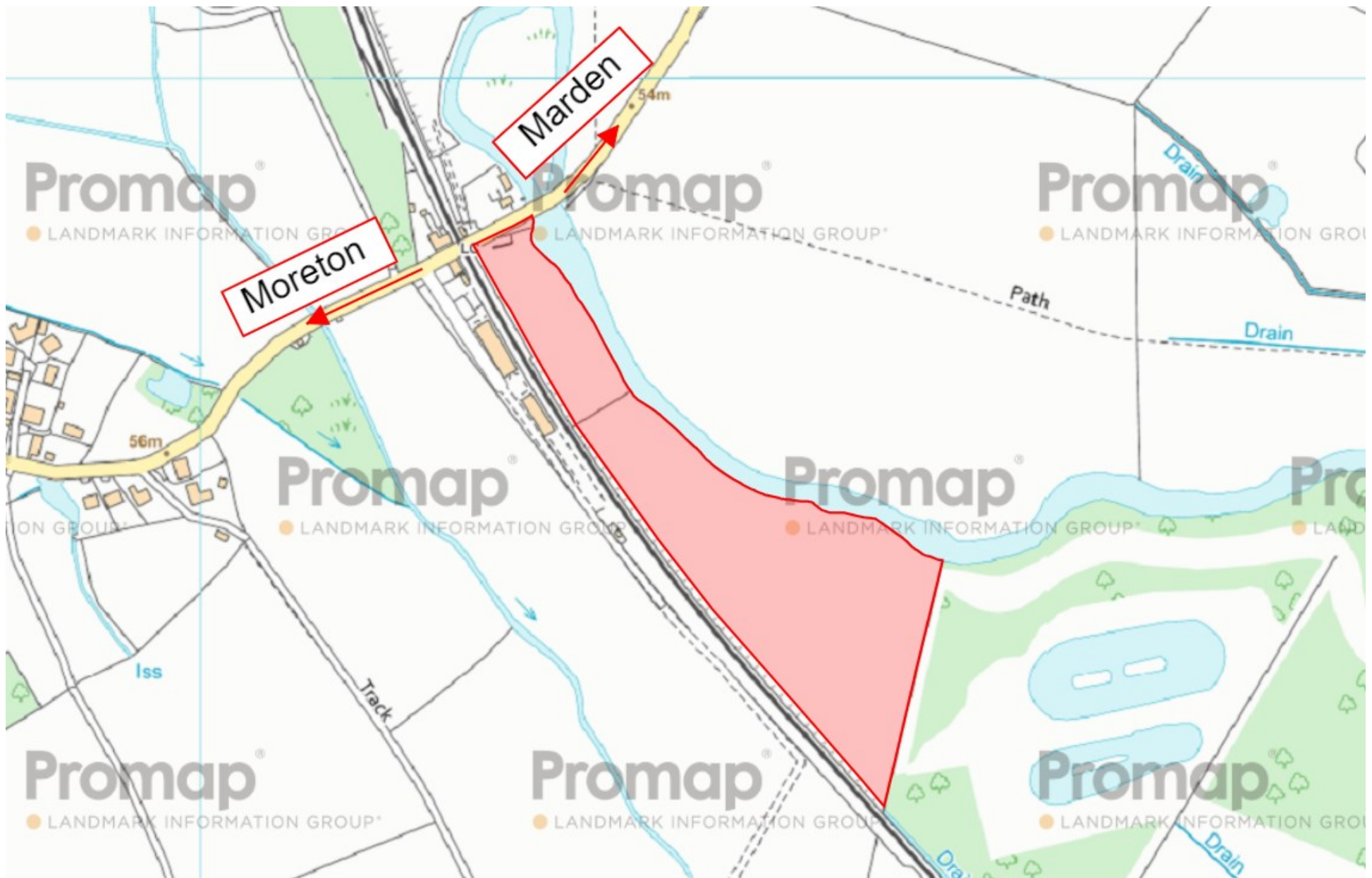
The property is offered for sale by Informal Tender, to be received no later than 12 noon on Friday, 25th October 2024. All tenders to be received at the offices of the agents, Brightwells Ltd Auction Site, Stony Street, Madley, Herefordshire, HR2 9NH or via email: rebecca.hobby@brightwells.com.

Tender form available from the selling agents. Ref: JDJ/RH

GUIDE PRICE

£150,000





Brightwells Auction Site, Stoney Street, Madley, Herefordshire, HR2 9NH 01432 261 325

Solicitors: Humfrys and Symonds—1st John Street, Hereford, HR1 2ND FAO Andrew Johnson

Brightwells

Est. 1846

V2.20.09.24

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.