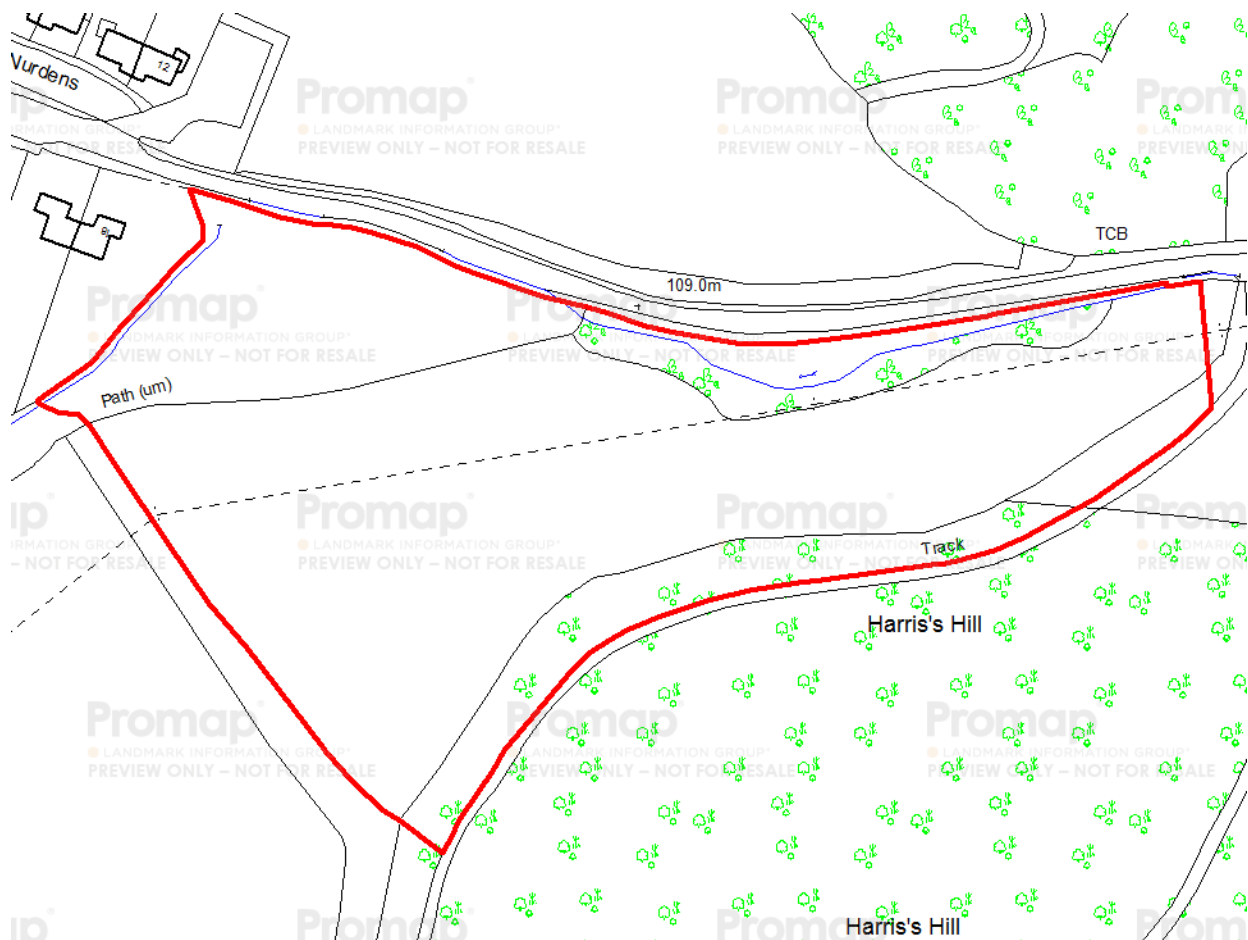


# FOR SALE

## Land at Woolhope

Nurdens, Woolhope, Herefordshire, HR1 4RG

4.68 acres (1.89 hectares)



- Permanent pasture with road frontage
- Level Grade 3 agricultural land
- Mature woodland edge

Bruton Knowles  
Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF  
01452 880000

# Land at Woolhope

## LOCATION

The land is located on the edge of the village of Woolhope, Herefordshire in a quiet rural setting and is approximately 7.5 miles south west of Hereford and 7.5 miles north east of Ross-on-Wye.

## DESCRIPTION

The land is permanent pasture, bounded by hedges and an area of mature woodland edge. The land extends to approximately 4.68 acres. There are no public footpaths over the land. The access to the land is via a gateway off a single track public highway. There are electricity wayleaves crossing the land.

## BASIC PAYMENT SCHEME (BPS)

No BPS entitlements are available.

## STEWARDSHIP

The property is not in any stewardship scheme.

## SERVICES

Mains water is available nearby.

## TENURE

Freehold with vacant possession upon completion.

## LEGAL COSTS

Each party is responsible for their own legal costs. Please note there is a buyer's premium of £750 plus VAT.

## OVERAGE

A development uplift clause of 30% for 30 years is proposed on the basis that if the new owner obtains planning for any use other than Agricultural or Equestrian then an uplift payment would be due to the seller on the grant of planning.

## VAT

The property is not elected for VAT.

## GUIDE PRICE

Asking for offers in excess of £45,000, with best and final offers being invited by the tender date.

## VIEWINGS

Viewings will be by appointment with Ben Compton or Eleanor Isaac

## OFFERS

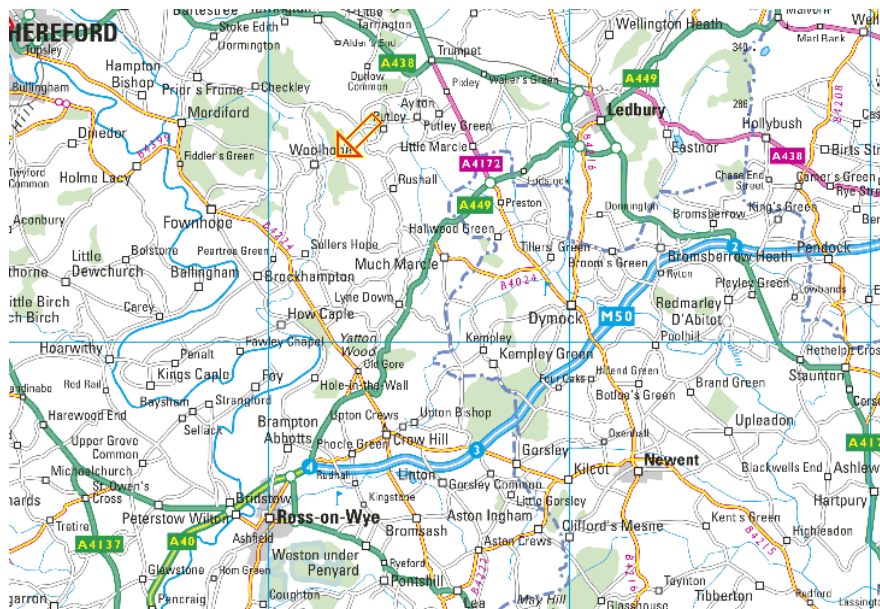
The property is For Sale by way of informal tender, and 'best and final' offers are to be received by Noon on **Wednesday 24th April 2019** to the sole selling agents as follows:

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF or by email to:

[ben.compton@brutonknowles.co.uk](mailto:ben.compton@brutonknowles.co.uk)

Telephone: 01452 880180

A Tender Form is available from Bruton Knowles. Please request by email if you intend to bid for the land.



## CONTACT

Ben Compton

01452 880180

[ben.compton@brutonknowles.co.uk](mailto:ben.compton@brutonknowles.co.uk)

Eleanor Isaac

01452 880076

[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)

**BK**

Bruton  
Knowles

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### Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.