

FOR SALE BY INFORMAL TENDER

Tenders close on Friday 30th July 2021 at midday.

Folly Wood, Newton St Margarets, Hereford HR2 0QN

A wonderful opportunity to purchase 2.15 acres (approx.) of woodland in an idyllic rural location with a redundant stone barn. All with great potential for small holding or conservation use.



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DESCRIPTION - A wonderful opportunity to purchase 2.15 acres (approx.) of woodland in an idyllic rural location with a redundant stone barn. All with great potential for small holding or conservation use



ACCESS - Access to the land is via a single width stone track leading from the public highway.

THE LOCALITY - Newton St Margaret's is a small rural community located within the Golden Valley. The villages of Peterchurch, Ewyas Harold and Longtown are located about 3 miles away and offer good local facilities in the form of village shops, public houses, primary schools, etc. The Golden Valley has outstanding natural beauty with an abundance of walking countryside plus the Wye Valley and Brecon Beacons National Park, all within a short car drive offering a wide range of outdoor pursuits. The towns of Hereford, Abergavenny and Hay-on-Wye are also approximately half an hour's drive away which offer a host of shopping facilities.

METHOD OF SALE - The property is offered for sale by Informal Tender as described in these particulars (unless previously sold). Informal tenders are to be received in writing at the agent's office on the prepared form no later than midday on the 23rd July 2021. Envelopes containing tenders to be marked "Private & Confidential and Tender for Folly Wood, Newton St Margarets.

Tenders to be delivered to the vendor's agents; McCartneys LLP, 11 High Town, Hay-On-Wye, HR3 5AE and marked for the attention of Mr Simon Edwards.

Please note that the vendor reserves the right not to accept the highest or any informal tender and reserves the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser.

SERVICES - We are informed that electric is in close proximity.

ELEVATION - The land lies at approximately 150 metres above sea level.

SOIL TYPE - Generally a slowly permeable draining soil suitable for grass land and woodland.

HILL GRAZING RIGHTS - None.

BRIDLE WAY/ RIGHTS OF WAY - We have been informed that there are no footpaths or bridleways crossing the land.

AGRI ENVIRONMENTAL SCHEMES - There are no such scheme applicable to the land.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: Please see attached location plan. From Bob's shop proceed south east towards Middle Maes Coed where the land will be signposted indicated by our For Sale Board and directional arrows.

VIEWING: By appointment through selling agents - McCartneys LLP: 01497 820778

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

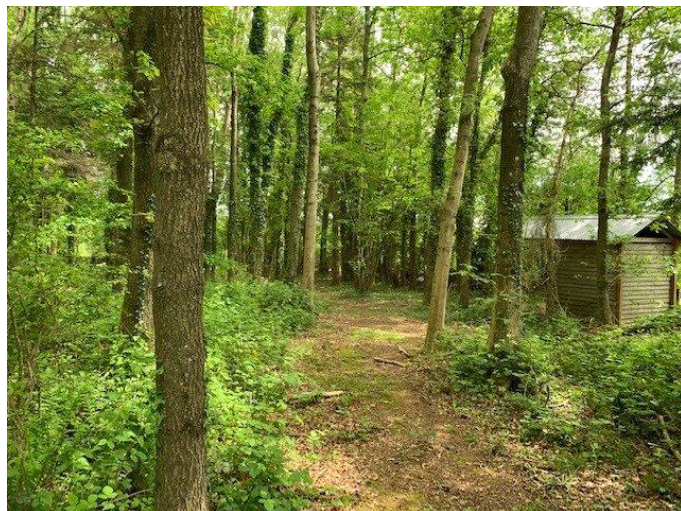
Details Last Updated: Thursday, 17 June 2021 measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the 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 McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251.

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