

Upon the kind instructions of Mr and Mrs Carter, Sunderlands and Thompsons LLP will offer

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

**11.6 Acres or thereabouts of Excellent Pasture & Pretty Woodland
formally part of Olchon Court Lands, Longtown, Hereford.**

HR2 0NL

To be sold in one Lot.

On Thursday 8th May 2014 at 6pm at The Swan Hotel, Church Street, Hay-on-Wye



This is a unique and rare opportunity to acquire a substantial parcel of pasture and woodland in the renowned Olchon Valley. This is a useful and pretty enclosure situated in an area of terrific beauty

GUIDE PRICE £60,000 - £70,000

Selling Agents: Sunderlands and Thompsons LLP, 3 Pavement House, Hay on Wye, Herefordshire
HR3 5BU Tel: 01497 822522 Fax: 01497 822 533

DESCRIPTION

This is an excellent parcel of land, providing a very rare opportunity to acquire a couple of paddocks of pasture and woodland area in the renowned Olchon Valley. The land provides two paddocks of valuable grazing land with good access to the Olchon Brook and tributaries that run along the boundaries of the property. The land offers good roadside access and has a range of uses from that of agricultural, equestrian, habitat creation or simply as an area of amenity. The land also offers the potential of recreational uses subject to the relevant planning consents.

HILL GRAZING RIGHTS

The lands has the benefit of an important hill grazing right on the neighbouring hill which offers easy access and provides the obvious benefits for equestrian or recreational purposes. According to the common lands register, BCL044 Entry No. 108, the land benefits from the right to graze 76 sheep or 9 cattle or 9 ponies or a combination of stock.

WATER SUPPLY

The land has the benefit of a natural water supply, from tributaries running through the property and the Olchon Brook.

BUILDINGS

There are no buildings upon the land.

SPORTING RIGHTS & SINGLE FARM PAYMENT

Sporting rights are believed to be in hand and therefore included within the sale. There are no Single Farm Payment entitlements included within the Sale however the land would be suitable in order to claim SFP in 2015. The vendor of the land will be claiming the SFP entitlements during the 2014 year. These entitlements will be available for purchase by separate negotiation.

ENTRY LEVEL STEWARDSHIP

The land has been accepted (Sept 2013) into the Entry Level Stewardship Scheme with a scheduled annual payment of £301.00. If the new owner wishes to undertake the conditions and scheme rules, the current vendors will transfer the agreement subject to the approval of Natural England, otherwise the current owners will withdraw the land from the scheme.

GUIDE PRICE: £60,000 - £70,000

BOUNDARIES

The boundaries appear in excellent order, having had the benefit of being in an environmental scheme.

TENURE

The land is offered for sale freehold with vacant possession, which will be given on completion.

DIRECTIONS

The land is situated in the Olchon Valley. From Longtown proceed North and take the 2nd left towards the hamlet of Llanveyhoe continue left and keep bearing left towards Olchon Court. Proceed past Olchon Court where the property can be found on the right hand side.

METHOD OF SALE

The land will be offered for sale by public auction on Thursday 8th May 2014 at 6pm at The Swan Hotel, Church Street, Hay-on-Wye, Hereford, HR3 5DQ.

COMPLETION

28 days from the date of auction.

VENDORS' SOLICITORS

Melanie Tree, Gabbs Solicitors, 1-2 Chancery Lane, Hay-on-Wye, Herefordshire. HR3 5DJ. Tel: 01497 820312

VIEWING

Viewing may be up to any reasonable time after first contacting the selling agents, viewers must have a copy of the particulars upon them whilst viewing, respective purchasers must respect the land and ensure that all gates are closed behind them. All viewers inspect the land at their own risk and neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused.

CONDITIONS OF SALE

The property will be sold subject to the special conditions of sale as included in the Contract of Sale which have been prepared by the vendors solicitors. The Contract of Sale and any Special conditions will be available for inspection at least 7 days prior to the auction date. Purchasers will be deemed to bid on these conditions of sale whether or not they have inspected the contract.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons intending to bid for the property should at the Auction bring with them the following documentation:

1. Photo ID for example Passport or Driving Licence

2. Residential ID for example current Utility Bill

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered subject to, and with the benefit of, any rights-of-way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES, ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands & Thompsons LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in the relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. These are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands & Thompsons LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ.





Sunderlands & Thompsons LLP

Offa House | St Peters Square | Hereford HR1 2PQ
tel 01432 356161 fax 01432 352956 email enquiries@st-hereford.co.uk

3 Pavement House | Hay-On-Wye | Hereford HR3 5BU
tel 01497 822522 fax 01497 822533 email enquiries@st-property.co.uk

Property Misdescriptions Act 1991 Agents Note:-

Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. Room sizes are quoted to the nearest 1/10th of a metre on a wall-to-wall basis. The imperial equivalent in brackets is intended as an approximate guide for those not yet fully conversant with metric conversion. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. All the floor plans are produced to give the purchaser an idea as to the layout of the property, they are not to scale and their accuracy cannot be guaranteed. We wish to inform you that Sunderlands & Thompsons LLP are a member Firm of the 'Ombudsman for Estate Agents Scheme' (OEA) and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.