



FOR SALE BY INFORMAL TENDER LAND AT PETERSTOW, ROSS-ON-WYE, HR9 6JZ

Situated in the rural village of Peterstow, approximately 0.64 acres of pasture land with scope for future development (subject to planning permission)

CLOSING DATE FOR TENDERS: FRIDAY 11TH MARCH 2022 – 12 NOON

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726



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Williams Associates

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web: www.williamsassociates.org.uk



LAND AT PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JZ

Situated on the outskirts of the village and within easy reach of the A49, a unique opportunity to acquire an attractive parcel of land with development potential (subject to obtaining the necessary consents).

- Approximately 0.64 acres of level pasture land
- Rural village location
- Development potential (subject to obtaining the necessary consents)
- Within easy reach of the A49
- Ross-on-Wye 2 miles
- Hereford 12 miles
- Of interest to equine/amenity buyers, as well as investors

LOCATION

Located in the Wye Valley, the historic village of Peterstow has a number of amenities including a shop and public house. The larger town of Ross-on-Wye and city of Hereford are all within easy travelling distance and offer good transport links to South Wales and the Midlands.

DESCRIPTION

Within easy reach of the A49 and located on the outskirts of the village, the land extends to approximately 0.64 acres. Generally level, the land adjoins residential properties and provides scope for future development (subject to planning permission).

TENURE

Freehold with vacant possession.

METHOD OF SALE

The property is offered for sale by Informal Tender. Tenders are to be submitted in writing on the required form to the Agent's office by no later than midday on Friday 11th March 2022. Please note the Vendor's reserve the right not to accept the highest, or any, tender.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

PLANNING

Herefordshire County Council, Blueschool House, Blueschool Street, Hereford, HR1 2LX. Tel: 01432 260386



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BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof.

PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

SERVICES

Prospective purchasers should make their own enquiries with regard to the availability of services.

MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property. Please provide the following documentation with your tender:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergw, Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726

Email: info@williamsassociates.org.uk

Contact: Eifion Morgan or Stephen Williams

NOTICES

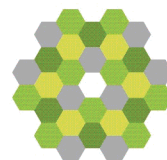
1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.



HM Land Registry

Current title plan

Title number **HE22675**
Ordnance Survey map reference **SO5624NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Herefordshire**



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7772

Brynhyfyd

Pen-Y-Less

Tri-Gables

The Haven

INFORMAL TENDER - SUBJECT TO CONTRACT

LAND AT PETERSTOW, ROSS-ON-WYE

OFFERS TO BE RECEIVED BY Midday on Friday 11th March 2021

Name of Prospective Purchaser(s) _____

Address _____

_____ Postcode _____

Contact Name _____

Telephone Number _____

Mobile Number _____

Email Address _____

PLEASE DETAIL YOUR OFFER OVERLEAF AND SUBMIT TO THE AGENT'S OFFICE BY MIDDAY ON FRIDAY 11th MARCH 2021. PLEASE MARK THE ENVELOPE 'LAND AT PETERSTOW'.

As identified in the property particulars:-

As a Whole - approx. 0.64 acres

£ _____

In words: _____

Solicitor Name & Contact Details _____

_____ Telephone No. _____

Proposed Method of Funding i.e. Cash, Mortgage or Requiring Bank Approval (or Combination)

MONEY LAUNDERING

As a result of anti-money laundering legislation, all persons submitting a tender should include a copy of the following documentation:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

Signed _____ Date _____

Please Note: The Vendor reserves the right not to accept the highest offer, or any offer, put forward.

CHARTERED SURVEYORS – ESTATE & LAND AGENTS – AUCTIONEERS VALUERS

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