



TWO LOTS OF PASTURELAND AT PALACE FARM, ST WEONARDS. HERFORDSHIRE. HR2 8PL

- LOT 1 - 9.1 Acres of pastureland — Guide £125,000 +
- LOT 2 - 8.1 Acres of pastureland — Guide £115,000 +

FOR SALE BY INFORMAL TENDER.

THURSDAY 18TH JULY 2024 BY 12 NOON.

SITUATION: St Weonards 1 miles, Monmouth 9 miles, Ross-on-Wye 11 miles, Hereford 11.5 miles, Abergavenny 18.5 miles,

Road Links: M50 (Jct 3) 11 miles.

LAND AT PALACE FARM: is situated in the desirable village of St Weonards and occupies an attractive rural location, set back off a rural lane with far reaching views across the Herefordshire countryside.

DESCRIPTION: The Land is situated on the outskirts of the desirable village of St Weonards and occupies an attractive rural location, set back off a rural lane with far reaching views across the Herefordshire countryside. The fields are access via gated access off country lane.

SERVICES: No services to land.

LOCAL AUTHORITY: Herefordshire Council.

IMPORTANT NOTES: The purchaser is to erect stock proof fence within 4 weeks of completion of sale on lot 2.

INFORMAL TENDER: The property is offered for sale by Informal Tender on Thursday 18th July 2024 before 12 noon. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Informal Tender land at Palace Farm and posted to: Liz Langford, Fox Grant, Fox Barn, Lower Woodford, Sailsbury, Wiltshire. SP6 8NQ The Tender Document must be received by 12 noon on 18th July 2024.

AGENTS NOTES Property Misdemeanors Act 1991 Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

HEALTH & SAFETY We would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around livestock. Children must be supervised by their parents on site.

TENURE: Freehold with vacant possession on completion.

DIRECTIONS From Hereford proceed out on the A449 for Ross-on-Wye taking right turn after about 5 miles on to A446 for Wormelow/Monmouth. Proceed through the village of Wormelow and Sandyway turning right just before the village of St Weonards. Proceed along this road for 1 mile where the entrance will be situated on the left hand side.

Postcode: HR2 8PL

WHAT3WORDS: mirroring.twitching.fanfare

VIEWINGS All viewings **strictly** by appointment through the agents on 01432 367802. Please contact Liz Langford for further details or email liz@foxgrant.com



foxgrant.com

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& VILLAGE

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