Ordnance Survey© Crown copyright (2021) All rights reserved. Licence number LIG0718

LAND AT STAUNTON ON WYE, HEREFORDSHIRE, HR4 7LR

AUCTION

Guide Price £50,000

Approximately 2.31 acres of level grass paddock with road access within the village of Staunton on Wye with future hope value.

FOR SALE BY PUBLIC AUCTION ON THURSDAY 10TH JUNE 2021 AT 5.00 P.M AT LUCTONIANS SPORTS CLUB, KINGSLAND, LEOMINSTER, HR6 9SB

johnamos & Co

A Bruton Knowles LLP Company

01568 610007 johnamos.co.uk

BK Bruton Knowles

Approx. 2.31 acre field with hope value in the village of Staunton on Wye, Herefordshire, HR4 7LR

FOR SALE BY PUBLIC AUCTION ON THURSDAY 10TH JUNE 2021 AT 5 P.M. AT LUCTONIANS SPORTS CLUB, KINGSLAND

INTRODUCTION
John Amos & Co are delighted to have received instructions to offer for sale by Public Auction, 2.31 acre field with hope value in the village of Staunton on Wye, Herefordshire.

LOCATION
The land is situated adjacent to the centre of the village of Staunton on Wye with road frontage and access between existing dwellings leading through to the field. The village of Staunton on Wye has a modern junior school, village hall and public house together with adjacent farm shop and garden centre at Oakchurch. The village lies approximately 8.8 miles to the City of Hereford and has good access to the City and beyond by road.

LAND
The land has been in pasture for a number of years and is a level field with mature hedges and fences with nice views into the distance. The field lies at the back of an existing residential development and has access through onto the main street through the village.

FUTURE PLANNING POTENTIAL
The field is immediately adjacent to the main body of the village and has been in the last year, submitted to Herefordshire Council's Call For Sites under the HELAA (Herefordshire Housing Economic Land Availability Assessment 2020) and is currently being considered under that with Herefordshire Council.

UPLIFT
The Vendors will retain an uplift on the site for future development value for 30% for 40 years for any residential development.

TECHNICAL INFORMATION PACK
A Technical Information Pack regarding the planning status has been prepared for the Vendors by MHCE LLP and is available via the Agent's website to give background on the future planning potential.

SERVICES
Mains sewerage and access to BT network onsite, Gigaclear fibre optic in entrance from road, mains water on the village road and electricity transformer close by.

BASIC PAYMENT SCHEME
The land is not registered for the Basic Payment Scheme and there are no entitlements included with the sale.

SPORTING, TIMBER AND MINERAL RIGHTS
The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY
The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

BOUNDARIES
Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

TENURE
The land offered for sale is Freehold with vacant possession which will be given upon the completion of the purchase.

METHOD OF SALE
The property is to be offered for sale by Public Auction (unless previously sold) on Thursday 10th June at 5 p.m. at Luctonians Sports Club, Kingsland, Nr. Leominster, HR6 9SB. Auction Contracts will be available at the Vendor's Solicitors and Agents' offices for 7 days prior to the Auction.

For any enquiries of a legal nature please contact the Solicitors, see details below.

N.B. Please note prospective purchasers are deemed to have read and inspected the Contract of Sale as prepared by the Seller's Solicitors. The detail provided in these particulars is for guidance only and should not be relied upon.

The successful purchase will be required to pay a 10% deposit on the fall of the hammer and the remaining 90% will be payable upon completion.

COMPLETION
Completion is scheduled for Thursday 8th July 2021.

MONEY LAUNDERING
In order to comply with anti-money laundering legislation all persons intending to bid for the land at Auction should bring with them either their passport, driving licence or other means of photographic identification.

VIEWING
Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact John Amos & Co. on 01568 610007.

AGENTS
John Amos FRICS FAAV
John Amos & Co
Lion Court
Broad Street
Leominster, HR6 8LE

Tel: 01568 610007 / 07813 601424

SOLICITORS
Mr David Campion
Humfrys & Symonds
1 St. John Street
Hereford, HR1 2ND

Tel: 01432 276276
Email: David.Campion@humfrys-symonds.co.uk

DIRECTIONS
From Hereford, take the A438 Brecon road west and you will in due course pass Oakchurch Farm shop and Nurseries on your right and then take the second right hand turn into Staunton on Wye. In the centre of the village, bear right again and you will pass the village hall and before you reach the village pub, the access is on the left hand side as indicated by the Agent's For Sale sign.

IMPORTANT NOTICE: *These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries.* APRIL 2021