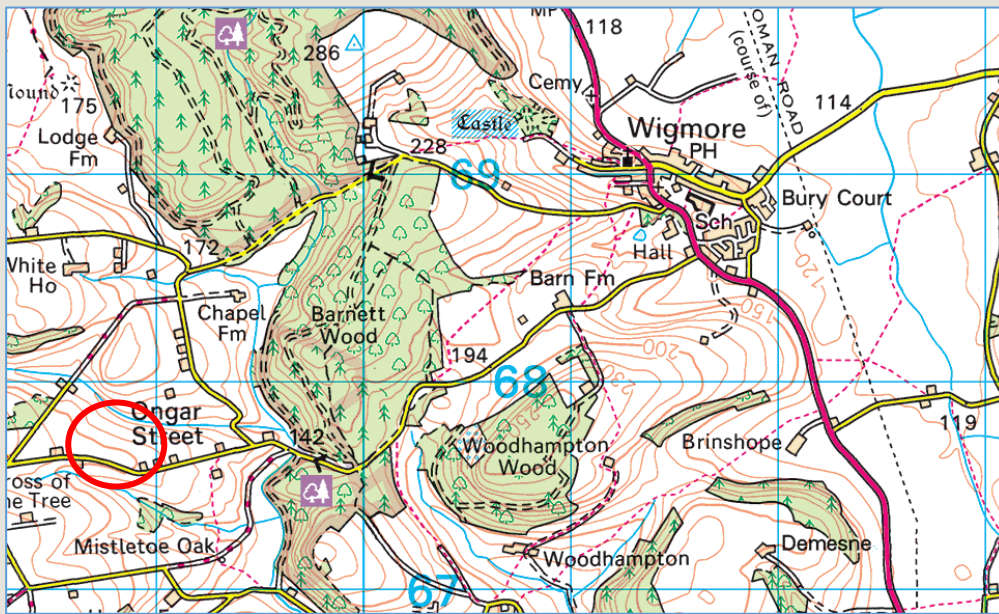
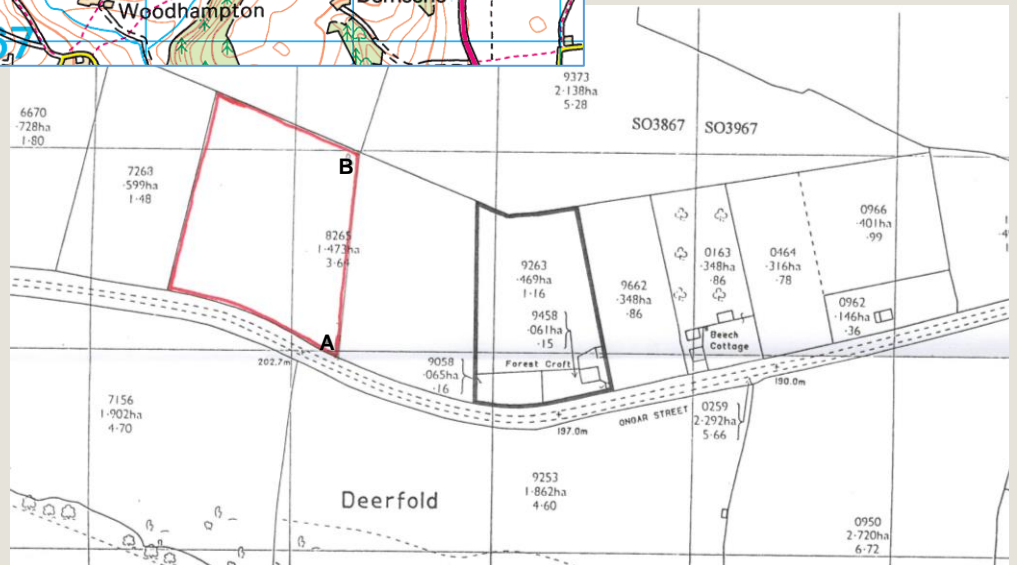


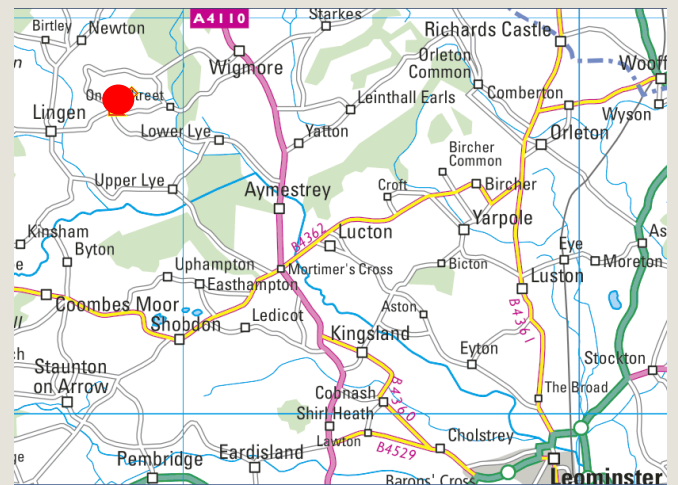
DRAFT



Ordnance Survey © Crown copyright 2019 All rights reserved. Licence number LIG0718



PHOTO



## LAND AT DEERFOLD, LINGEN, HEREFORDSHIRE, SY7 0EE

Guide Price £20,000

Approx. 2.00 Acres at Deerfold, Lingen

A block of 2.00 acres (0.80 hectares) of permanent pasture situated at Deerfold, Nr. Lingen.

FOR SALE BY PUBLIC AUCTION AT 6 P.M. ON THURSDAY 26<sup>TH</sup> SEPTEMBER 2019  
AT LUCTONIANS SPORTS CLUB, KINGSLAND, LEOMINSTER, HR6 9SB

THE AUCTION

johnamos  
& Co

01568 610007  
johnamos.co.uk

Approximately 2.00 Acres (0.80 Hectares) of land at Deerfold, Lingen

**FOR SALE BY PUBLIC AUCTION AT 6 P.M. ON THURSDAY, 26<sup>TH</sup> SEPTEMBER 2019 AT  
LUCTONIANS SPORTS CLUB, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9SB**

## INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale by Public Auction (unless previously sold) approximately 2.00 acres (0.80 hectares) of permanent pasture situated at Deerfold, Nr. Lingen.

## DESCRIPTION

This is a level field of 2.00 acres with direct road frontage onto the Council maintained road. The land is well-fenced with mature hedges on three sides and a new fence to be erected by the Vendors along points A to B marked on the plan denoted by marker posts on the field. Tanked water available by a sub-meter from the Vendors next door.

## BASIC PAYMENT SCHEME

The land is not registered for Basic Payment Scheme and no entitlements are included in the sale.

## SPORTING & TIMBER RIGHTS

Any sporting and timber attributable to the land 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.

## SERVICES

Private water to drinking tank by a sub-meter.

## TENURE

The land is sold Freehold with vacant possession upon completion of sale.

## METHOD OF SALE

The land is to be offered for sale by Public Auction (unless previously sold) on Thursday, 26<sup>th</sup> September 2019 at 6 p.m. at Luctonians Sports Club, Kingsland, Leominster, Herefordshire, HR6 9SB. Auction contracts will be available at the Vendor's Solicitors and Agent's offices for 7 days prior to the Auction. For any enquiries of a legal nature please contact the Solicitors, see details below.

## MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site should include photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

## COMPLETION

Completion has been scheduled for 24<sup>th</sup> October 2019 (this may be earlier by agreement).

## 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.

## DIRECTIONS

From Wigmore, take the Lingen road from the A4110 Leominster to Knighton Road and proceed west through the woodlands and then up the hill towards Deerfold crossroads and the land is situated on the right hand side denoted by the Agent's For Sale board.

## AGENTS

John Amos & Co  
Lion Court  
Broad Street  
Leominster  
Herefordshire  
HR6 8LE  
Tel: 01568 610007

## SOLICITORS

Lloyds Cooper LLP  
28 South Street  
Leominster  
Herefordshire  
HR6 8JB  
FAO Hannah Lewis  
Tel: 01568 613236

**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 purchaser(s) must rely on their own enquiries. August 2019



01568 610007

Lion Court, Broad Street, Leominster, HR6 8LE

[johnamos.co.uk](http://johnamos.co.uk)