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LAND KNOWN AS MIDSUMMER MEADOW, LEOMINSTER, HEREFORDSHIRE, HR6 8AU

Guide Price £150,000

Approximately 18.35 acres of arable land known as Midsummer Meadow, Leominster

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 16TH MARCH 2022 AT 6.00 P.M AT CHEQUERS PUB, 63 ETNAM STREET, LEOMINSTER, HR6 8AE

AUCTION

johnamos & co

A Bruton Knowles LLP Company

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BK Bruton Knowles

**FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 16TH MARCH 2022 AT 6 P.M. AT
CHEQUERS PUB, 63 ETNAM STREET, LEOMINSTER, HR6 8AE**

INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale by Public Auction (unless previously sold), approximately 18.35 acres of arable land situated adjacent to the A49 and A44 on the edge of Leominster and bordered by the River Lugg.

DESCRIPTION

This field known as Midsummer Meadow extends to approximately 18.35 acres and is bordered on the west by the A49 Leominster bypass, to the south the A44 Leominster to Bromyard road and to the other two sides by the River Lugg. This is a level field in arable production with grass margins against the river and mature hedges along the boundaries. There is a small area of 0.15 acres of common land at entrance (hatched green).

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme but no entitlements are included with the sale. These are available for separate purchase in due course from the Vendors.

CROPPING

For the last five years, the cropping is as follows:-

2021	Winter Barley
2020	Winter Wheat
2019	Potatoes
2018	Winter Wheat
2017	Maize

FISHING

The River Lugg abuts the side of the field and the boundary is the centre of the River. The fishing rights are included in 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.

SERVICES

No mains services currently connected to the field.

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 Wednesday 16th March at 6p.m. at Chequers Pub, 63 Etnam Street, Leominster, HR6 8AE. 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 Wednesday 13th April 2022.

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

Sarah Denney-Richards

Denney King
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DIRECTIONS

From the A49 bypass, turn onto the A44 heading towards Bromyard and after approximately 100 yards, there is a house on the left hand side and the field gate is immediately after the house.

UPLIFT

An Uplift is reserved on the land for future development at 20% uplift for 30 years.

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. FEBRUARY 2022.