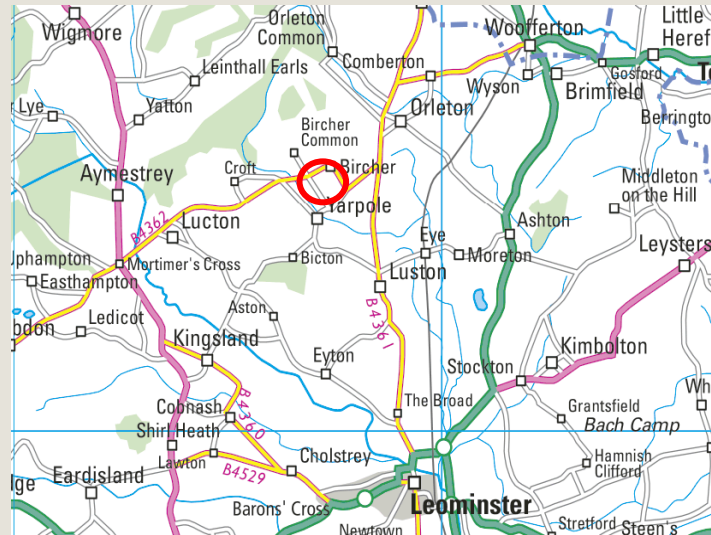
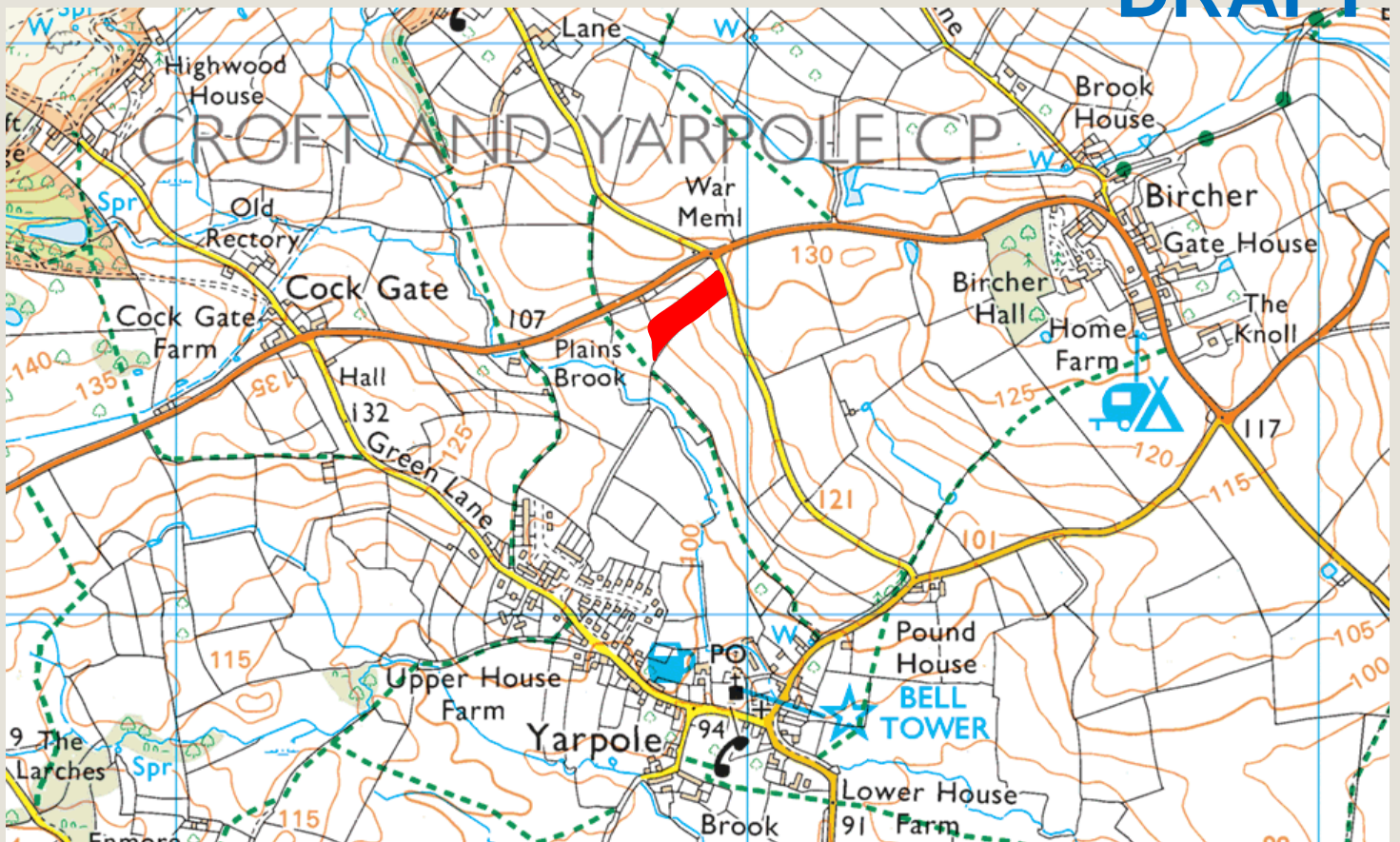


DRAFT



**LAND AT RED OAK LANE, BIRCHER, NR. LEOMINSTER,
HEREFORDSHIRE, HR6 0BW**

FORMAL TENDER

Guide Price £20,000

Approximately 1.70 acres of pasture land with good road frontage and easy access.

**FOR SALE BY FORMAL TENDER CLOSING AT 12 NOON ON
THURSDAY 26TH SEPTEMBER 2019**

johnamos
& Co

01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer this field for sale by Formal Tender. The field extends to 1.70 acres and is rectangular in shape, very gently sloping, south facing and enclosed with good mature hedges on all sides.

DESCRIPTION

The land is currently in a grass ley which was planted three years ago and has recently been cut for hay. The land has a good gated access onto Red Oak Lane with mature hedges on all sides.

SERVICES

No mains services connected but mains water is believed to be available across the main road adjacent to the War Memorial.

BASIC PAYMENT SCHEME

The land is not registered for the Basic Payment Scheme and no entitlements will be transferred with this 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 upon completion which is scheduled for Thursday 24th October unless agreed to be earlier.

METHOD OF SALE

The land is to be offered for sale by Formal Tender (unless previously sold). For any enquiries of a legal nature, please contact the Solicitors (please see details below). Tenders are to be delivered to John Amos & Co at:

Lion Court, Broad Street, Leominster, HR6 8LE and marked "Tender – Land at Red Oak Lane".

The Tender forms and legal pack will be available from the Vendor's Solicitor and Agent at least seven days prior to Tenders closing.

N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller's Solicitor. The detail in these particulars is for guidance only and should not be relied upon.

The successful purchaser will be required to pay a 10% deposit on acceptance of tender and the remaining 90% will be payable upon completion.

COMPLETION

Completion is scheduled for Thursday 24th October 2019.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender, 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.

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 Leominster, take the B4361 towards Orleton and turn left for Bircher onto the B4362. After passing through the village of Bircher towards Mortimers Cross, you will come to a crossroads with the War Memorial on the right hand side. Take the left hand turn and the field is approximately 20 metres off the main road on the right hand side with a galvanised gate which is partly meshed at the bottom as marked on the Agent's For Sale board.

AGENTS

John Amos FRICS FAAV

John Amos & Co
Lion Court
Broad Street
Leominster
HR6 8LE

Tel: 01568 610007

Mob: 07813 601424

SOLICITORS

Roland Pryke

T A Matthews
13A Broad Street
Leominster
Herefordshire
HR6 8TZ

Tel: 01568 615905

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. MAY 2019



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Lion Court, Broad Street, Leominster, HR6 8LE

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