



**LAND AT GRANTSFIELD, NR. LEOMINSTER, HEREFORDSHIRE, HR6 0ET**

**Lot 2 - Guide Price £35,000**

An attractive block of land in two fields extending to approximately 5.21 acres of pasture land.

**Lot 3 - Guide Price £15,000**

An attractive block of land extending to approximately 2.16 acres of pasture land.

**FOR SALE BY PUBLIC AUCTION AT 6 P.M ON THURSDAY 5<sup>TH</sup> MAY 2016 AT LUCTONIANS SPORTS CLUB, KINGSLAND, LEOMINSTER, HR6 9SB**

**THE AUCTION**



01568 610007  
johnamos.co.uk

Approximately 7.37 acres of pasture land at Grantsfield, Near Leominster, Herefordshire

FOR SALE BY PUBLIC AUCTION AT 6 P.M. ON THURSDAY 5<sup>TH</sup> MAY 2016 AT LUCTONIANS SPORTS CLUB, KINGSLAND, LEOMINSTER, HR6 9SB

## INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale by Public Auction (unless previously sold) approximately 7.37 acres of pasture land in 2 Lots located at Grantsfield near Leominster.

## DESCRIPTION

The land has been well maintained and includes both orchard and pasture in two separate fields identified on the plan.

### LOT 2

An attractive block of land in two fields extending to approximately 5.21 acres of pasture land, with numerous fruit trees and is a good level field.

Access is over the field between points A and B to field No. 7593.

### LOT 3

An attractive block of land extending to approximately 2.16 acres of pasture land.

## ADDITIONAL LAND

**LOT 1** - Grantsfield Cottage with approximately 3.13 acres of pasture land.

## BASIC PAYMENT SCHEME

No entitlements are included but the land was claimed until 2014.

## SPORTING, TIMBER & MINERAL RIGHTS

Any sporting, timber or mineral rights attributable to the land are included in the sale.

## 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.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is 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.

## SERVICES

None connected – mains water available in the road but not connected (Field No. 7593 (Lot 2) borders a brook at the bottom).

## 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 5<sup>th</sup> May 2016 at 6 p.m. at Luctonians Sports Club, Kingsland, Leominster, 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.

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 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 the fall of the hammer and the remaining 90% will be payable upon completion.

## COMPLETION

Completion has been scheduled for Thursday 2<sup>nd</sup> June 2016 (this may be earlier by agreement).

## 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 particulars. For further information regarding these particulars, please contact John Amos & Co on 01568 610007.

### AGENT

**John Amos FRICS FAAV**

John Amos & Co

Lion Court

Broad Street

Leominster

HR6 8LE

**Tel: 01568 610007**

### SOLICITORS

**Judith Haines**

Lloyds Cooper

28 South Street

Leominster

HR6 8JB

**Tel: 01568 613236**

## DIRECTIONS

From Leominster, proceed north along the A49 for approximately 1 mile turning right onto the A4112 signposted to Tenbury Wells. Proceed into the village of Kimbolton and bear right at the Stockton Cross Inn and as the road turns sharp left proceed straight across to the right signposted to Grantsfield. Follow this road for 1 mile and the property can be found on the left hand side indicated by the Agent's For Sale boards.

**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. **AUCTION PROPERTIES:** Please note that the Guide Price represents the Sellers minimum price expectation. The Seller will agree a reserve price with the Auctioneer, which can be higher or lower than the Guide Price. This reserve is normally agreed on the day of the auction and is confidential. Details Prepared March 2016



01568 610007

Lion Court, Broad Street, Leominster, HR6 8LE

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