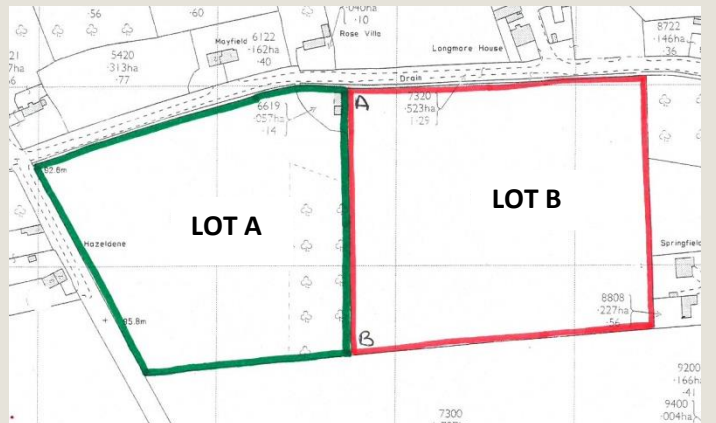
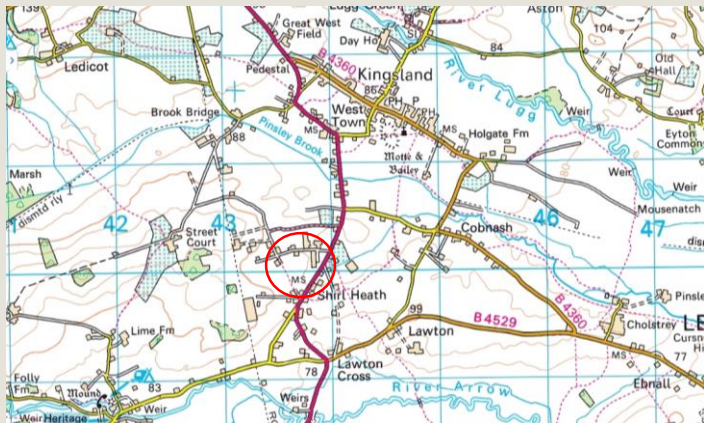




LOT A



LOT B



LAND AT SHIRLHEATH, KINGSLAND, LEOMINSTER

Guide Price £10,000 / Acre

Approx. 11.15 Acres at Shirlheath, Kingsland, Leominster

Available in two Lots

Lot A – 5.21 Acres (2.11 Hectares) of permanent pasture

Lot B – 5.94 Acres (2.41 Hectares) of permanent pasture

**FOR SALE BY PUBLIC AUCTION AT 6 P.M. ON THURSDAY 7TH JULY 2016
AT LUCTONIANS SPORTS CLUB, KINGSLAND, LEOMINSTER, HR6 9SB**

THE AUCTION

johnamos
& Co

01568 610007
johnamos.co.uk

Approximately 11.15 Acres (4.52 Hectares) of land at Shirlheath, Kingsland, Leominster

**FOR SALE BY PUBLIC AUCTION AT 6 P.M. ON THURSDAY 7TH JULY 2016 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 11.15 acres (4.52 hectares) of permanent pasture suitable for livestock or equestrian grazing and available in two Lots.

LOCATION

The land is accessed directly off the A4110 trunk road via a by-road leading to the hamlet of Street. The land is situated on the left hand side of the by-road with direct access off.

DESCRIPTION

Each Lot is in permanent pasture with mature hedges to the boundaries. There are remnants of the dividing boundary, but at present the Lots are not completely divided. If required the Vendor will erect a fence between points A and B marked on the plan. The fence will be erected adjacent to the existing fence line in Lot B prior to completion.

OPTION TO PURCHASE

The successful purchaser of Lot A will be given the option to purchase Lot B at the same per acre price paid for Lot A. In the event of the purchaser not taking up this option immediately, Lot B will be auctioned immediately following the sale of Lot A.

BASIC PAYMENT SCHEME

The land is not currently registered for the Basic Payment Scheme and no entitlements are available to transfer with the land. Areas of land under 5.00 hectares are not eligible to claim Basic Payment.

SPORTING & TIMBER RIGHTS

Any sporting and timber 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.

SERVICES

Lot A benefits from a mains water supply and has a water trough within the enclosure. Lot B does not benefit from a water supply, however connection is available on the opposite side of the road from the entrance, subject to connection.

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 7th July 2016 at 6p.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.

COMPLETION

Completion has been scheduled for 4th August 2016 (this may be earlier by agreement).

UPLIFT CLAUSE

The land will be sold subject to an Uplift clause, whereby should Planning Permission be attained for development on the land within 20 years from the date of sale, the Vendor will be entitled to 30% of the proceeds.

VIEWING

Viewing may take place at any reasonable time by prior appointment with the sole selling agents. To arrange a viewing please contact John Amos & Co on 01568 610007.

DIRECTIONS

From Leominster take the A44 West towards Monkland. At Barons Cross Garage take the right hand fork onto the B4529 signposted Kingsland. At Cholstrey take a right turn onto the B4360. When the road takes a sharp right bend, take a left turn, which will join the A4110. Turn left at this junction and continue for approximately quarter of a mile and turn right signposted Street. Entrance to Lot B is located on the left hand side opposite Kingsland Council Depot and to Lot A on the left hand side approximately 200 yards further down the road.

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 Judith Haines
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 purchasers(s) must rely on their own enquiries. May 2016



01568 610007

Lion Court, Broad Street, Leominster, HR6 8LE

johnamos.co.uk

