



LAND AT WHARTON, LEOMINSTER

Guide Price £650,000

Approx. 80.53 Acres (32.60 Hectares) at Wharton, Leominster

A level block of land suitable for arable, grass or other cropping all in a ring fence with good access.

FOR SALE BY PRIVATE TREATY

johnamos
& Co

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johnamos.co.uk

Approximately 80.53 Acres (32.60 Hectares) of Land at Wharton, Leominster

FOR SALE BY PRIVATE TREATY

INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale by Private Treaty approximately 80.53 Acres (32.60 Hectares) of land suitable arable, grass and other cropping.

LOCATION

The land is accessed directly off the B4361 Old Hereford Road leading out of Leominster via a stone track.

DESCRIPTION

The land is currently in arable production in five good sized fields, with the stone road giving access to the field gates to all five fields. All of the land is reasonably well fenced with hedges or post and wire fencing.

The land has been farmed in an arable rotation of mainly wheat, rape and potatoes over the last few years. The last five years of cropping is shown on the land schedule provided.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. The entitlements at standard rate will be transferred to the Purchaser at the first available opportunity, subject to the Purchaser being registered as a Farmer with the Rural Payments Agency.

SPORTING & TIMBER RIGHTS

Any sporting and timber rights 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

Mains water is available adjacent to the B4361 – easement to lay pipes included. Mains electricity is available nearby.

TENURE

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

RIGHTS OF WAY

A right of way along the stone track and then along the Northern headland of Field No. 7176 to a grass field is retained for agricultural use only.

METHOD OF SALE

The land is to be offered for sale by Private Treaty. For any enquiries of a legal nature, please contact the Solicitors, see details below.

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 South towards Hereford. Proceed for approximately 2 miles and at the end of the long straight approaching Wharton, the stone access to the land is on the right hand side as indicated by the Agents For Sale board.

From the South, turn left on the roundabout immediately before the Cadbury's Factory onto the B4361 and proceed through the hamlet of Wharton. The land is on the left hand side as you leave the hamlet, entering onto the straight and out of the 50 mile an hour speed limit.

AGENTS

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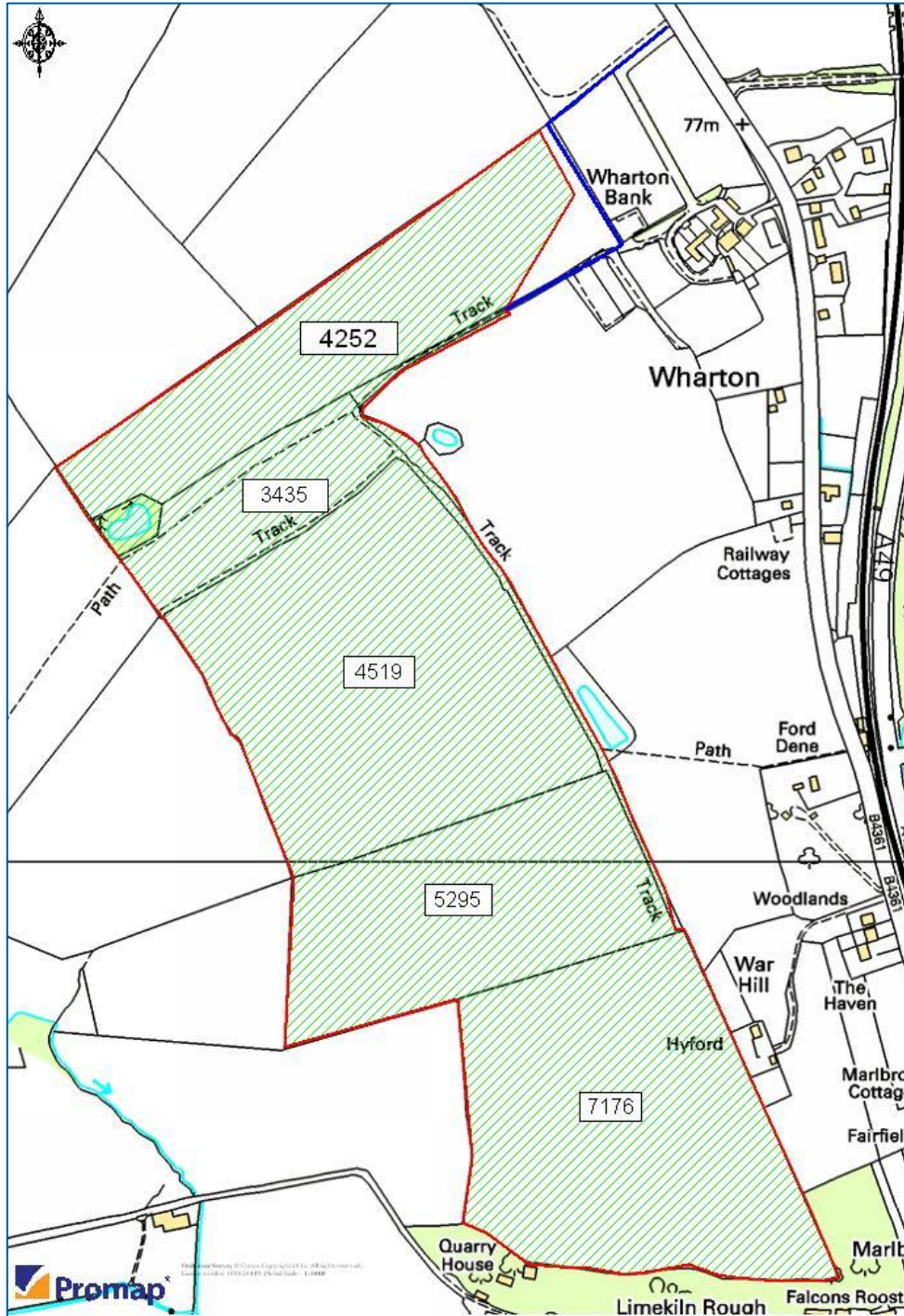
SOLICITORS

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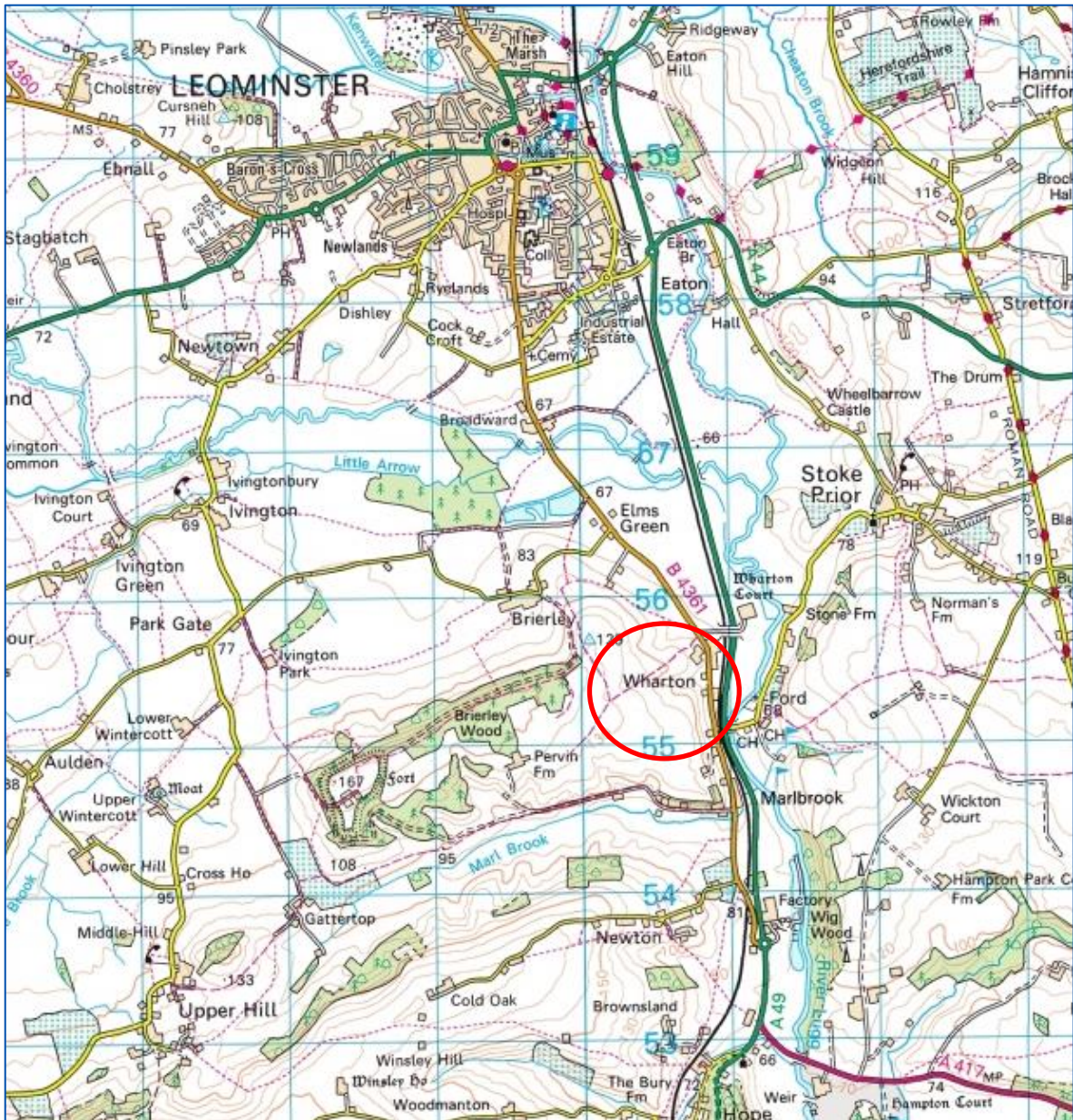
SCHEDULE OF LAND

SO Number	Field Number	Area Hectares	Area Acres	Historic Cropping				
				2017	2016	2015	2014	2013
SO5055	4252	5.50	13.59	W Wheat	W Wheat	O.S.R	W Wheat	W Oats
SO5055	3435	2.45	6.05	W Wheat	W Wheat	O.S.R	W Wheat	W Oats
SO5055	4519	9.64	23.81	W Wheat	W Wheat	O.S.R	W Wheat	W Oats
SO5054	5295	5.90	14.57	W Wheat	W Wheat	O.S.R	W Wheat	W Oats
SO5054	7176	8.68	21.44	W Wheat	W Wheat	O.S.R	W Wheat	W Oats
	Pond	0.25	0.62					
	Track	0.18	0.45					
TOTAL		32.60	80.53					

PLAN OF THE LAND



LOCATION PLAN



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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. February 2018



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