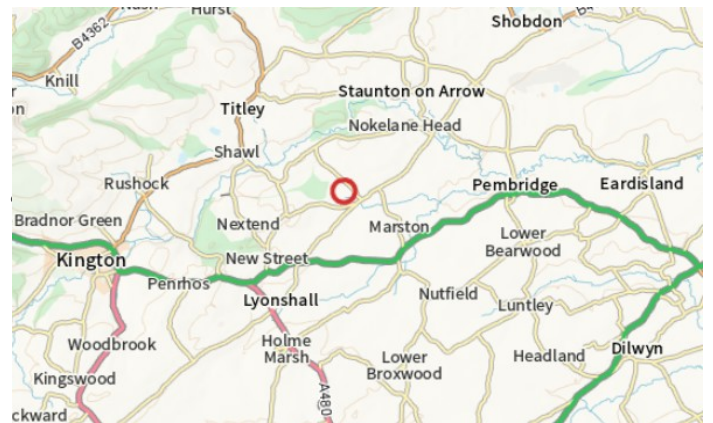




OS No.	NG No.	Hectares	Acres	Description
SO3558	4619	3.12	7.71	Arable Stubble
SO3558	3613	2.45	6.05	Arable Stubble
		0.03	0.07	Access and Pond
TOTAL		5.60	13.83	



LAND AT CABAL LANE, UPPER MARSTON, KINGTON, HR5 3JG

GUIDE PRICE - £150,000

Approx. 13.83 acres (5.60 hectares) of arable land available.

**FOR SALE BY FORMAL TENDER WITH TENDERS
CLOSING AT 12 NOON ON FRIDAY 17th DECEMBER 2021**

FORMAL TENDER

johnamos
& co

A Bruton Knowles LLP Company

01568 610007
johnamos.co.uk

BK Bruton Knowles

INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale by Formal Tender approximately 13.83 Acres (5.60 Hectares) of Grade II arable land at Cabal Lane, Upper Marston, Kington, HR5 3JG.

DESCRIPTION

The land comprises of two level fields and 0.07 acre access strip with part of a pond. The land is reasonably level and easily worked with good road frontage access. The land is currently stubble and has not been worked since harvest 2021.

ACCESS

The land benefits from road frontage and an access gate onto the Council maintained roads.

FIELD BOUNDARIES

The fields are bounded by a mixture of mature hedges and ditches, some wire fences and is reasonably stockproof.

SERVICES

Mains water and mains electricity are not connected.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. There are no entitlements included with the sale but the entitlements can be made available for purchase for 2022 claim at market value if required.

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. The vendors have advised that there is a gas pipeline crossing the eastern corner of the field SO3558 4619.

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 is offered for sale Freehold with vacant possession upon completion of purchase.

METHOD OF SALE

All of the land is to be offered for sale by Formal Tender with Tenders closing at 12 noon on **Friday 17th December 2021** (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:-

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. NOVEMBER 2021

Lion Court, Broad Street, Leominster, HR6 8LE and marked "**Tender – Land on Cabal Lane, Upper Marston, Kington.**"

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 Friday 14th January 2022.

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.

AGENTS

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

Tel: 01568 610007

John Amos FRICS FAAV

Email: john@johnamos.co.uk

Hannah Morgan MRICS FAAV

Email: hannah.morgan@brutonknowles.co.uk

SOLICITORS

T A Matthews, 1st Floor, Broadway House, 32-35 Broad Street, Hereford, HR4 9AR

Trudie Nicholas

Tel: 01432 352121

Email: t.nicholas@tamattthews.co.uk

DIRECTIONS

From Pembridge take the A44 towards Kington, turn right towards Marston, proceed down Marston Lane until you reach the T Junction and then turn left. Take the first right onto Cabal Lane, and access to the land is 0.1 miles down the lane on the left-hand side of the road. The land will be signposted by the Agent's For Sale board.