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LAND AT WELLINGTON, HEREFORD HR4 8BA

GUIDE PRICE - £150,000

Approx. 10.57 acres (4.277 ha) of arable land with potential valuable mineral reserves available.

**FOR SALE BY FORMAL TENDER WITH TENDERS
CLOSING AT 12 NOON ON FRIDAY 8th APRIL 2022**

FORMAL TENDER

**johnamos
& co**

A Bruton Knowles LLP Company

01568 610007
johnamos.co.uk

BK Bruton Knowles

Approx. 10.57 Acres of bare land fronting the A49 at Wellington, Hereford, HR4 8BA

FOR SALE BY FORMAL TENDER CLOSING AT 12 NOON ON FRIDAY 8th APRIL 2022

INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale by Formal Tender approximately 10.57 acres (4.277 ha) of arable land fronting the A49 at Wellington, Hereford, HR4 8BA

DESCRIPTION

The land comprises of a single level field prominently located fronting the A49 and forms a versatile easily worked productive regular shaped block. The land is currently in oil seed rape and has grown a wide range of crops in the past including potatoes. There are understood to be valuable sand and gravel reserves under the land which are included in the sale, subject to an uplift clause as below.

ACCESS

The land benefits from extensive road frontage, and good access directly onto the A49 via a gateway adjacent to the bus stop pull in.

FIELD BOUNDARIES

The land is bounded by a mixture of mature hedges and some wire fences.

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.

MINERAL RESERVES UPLIFT CLAUSE

The land is understood to contain valuable reserves of sand and gravel. The land will be sold subject to an uplift clause stating that if within 30 years from the purchase date the buyer obtains planning permission to extract the minerals, or for any other development, 30% of any resulting increase in value is payable to the current seller.

SPORTING AND TIMBER RIGHTS

The sporting rights and all timber 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 is offered for sale Freehold subject to a Farm Business Tenancy due to expire on 30 September 2022. The remaining rent will be apportioned to the purchaser from Completion.

METHOD OF SALE

All of the land is to be offered for sale by Formal Tender with Tenders closing at 12 noon on **Friday 8th April 2022** (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 Wellington Hereford.**"

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 6th May 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

T: 01568 610007

John Amos FRICS FAAV

E: john@johnamos.co.uk

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SOLICITORS

Gabbs
Alton Court Mews,
26a Broad Street
Leominster HR6 8BS

T: 01568 616333

Rachael Hughes

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DIRECTIONS

Fronting the A49 southbound opposite the Wellington Village turn. The land will be signposted by the Agent's For Sale board.

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 purchaser(s) must rely on their own enquiries. FEBRUARY 2022