



Land at Hill Top Farm May Bush Lane, Symonds Yat, Ross-On-Wye, HR9 6DY

A superb opportunity to acquire a fantastic extensive 3.77 acre paddock with permanent field shelter which could be used as stabling in a picturesque location offering excellent equestrian, agricultural and amenity appeal.

- Excellent location a short distance from Whitchurch and Monmouth •
- Level ring fenced grazing paddock which can be subdivided •
- Roadside access • Substantial field shelter/stabling •



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Land at Hill Top Farm

May Bush Lane, Symonds Yat, Ross-On-Wye, HR9 6DY

Land at Hill Top Farm offers a desirable compartment of pastureland with roadside access offering excellent equestrian appeal including an extensive, substantial field shelter which could be used as stabling, situated adjacent to May Bush Lane, close to the village of Whitchurch.

Location & Situation

The land has excellent equestrian, agricultural and amenity appeal with a private feel.

Symonds Yat - 0.5 miles
Whitchurch - 1.7 miles
Monmouth - 5.3 miles
Ross-on-Wye - 10.5 miles

Location & Situation

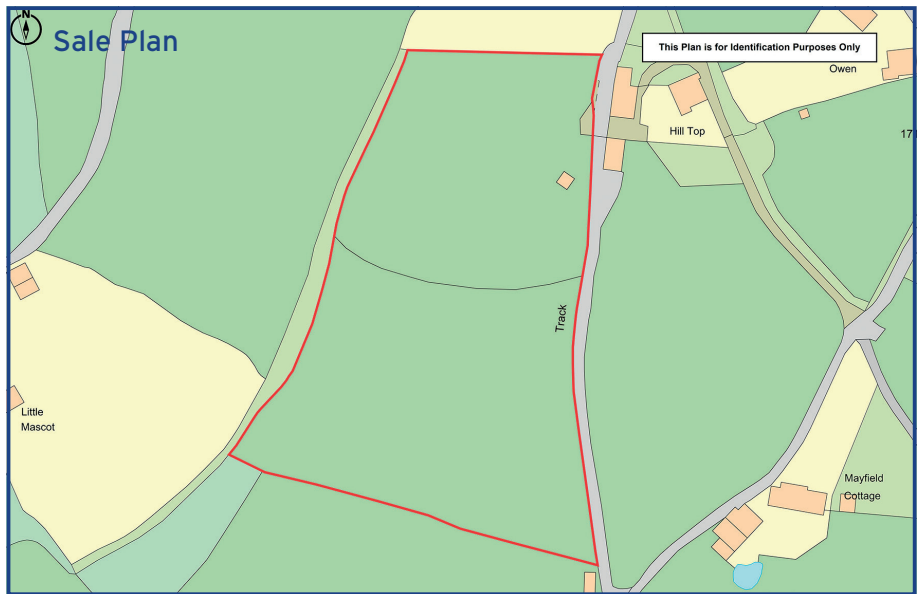
The land sits in an elevated position, within the settlement of Symonds Yat, close to the village of Whitchurch, adjacent to May Bush Lane, enjoying a superb location within the heart of the Wye Valley AONB.

Description

The land is accessed by a gated entrance from the public green lane which connects directly to the public highway known as May Bush Lane. The land itself comprises a ring-fenced level to gently sloping parcel of permanent pastureland with substantial field shelter, providing a desirable package for anyone with equestrian interests.

The land is set over one primary field enclosure which has historically been subdivided into three paddocks using temporary fencing. The boundary fencing is all post and rail with a small section of scrub and woodland directly west of the fenced field margin also included.

Close to the access gate is the field shelter, which is of block and stone half wall construction with timber cladding above featuring a hard-core floor. The size of the field shelter would easily accommodate two stables.



The land is all well-maintained permanent pasture suitable for grazing or mowing for fodder. As it is free draining, easily accessible with fantastic outriding and level to very gently sloping it would certainly provide significant appeal to equestrian, small scale agricultural or amenity type purchasers.

In all the land extends to approximately 3.77 acres (1.53 ha).

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Services

There is mains water in the lane adjacent to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utility companies in respect to services.

Sale Method


The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. No vehicles are permitted to be taken onto the land.

Directions

From the village of Whitchurch take the overpass over the A40 turning right in the direction of Crockers Ash/Doward/Ganarew. Continue for 3/4 of a mile up the hill, turn left signposted the Doward. Continue for one mile. Turn left at the sign May Bush Lane onto May Bush Lane and then take the first left onto the green lane. The land will be on your left-hand side.

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