



# Land Lying North of Newhouse Farm, Barrel Lane Aston Ingham, Ross-on-Wye HR9 7LS

An attractive irregular shaped parcel of good grassland offering excellent agricultural, equestrian and amenity appeal.

- Good location close to the village of Aston Ingham •
- Two separate field enclosures capable of mowing • Spring fed water supply •
- In all approximately 25.37 acres (10.27 hectares) •



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# Land lying North of Newhouse Farm, Barrel Lane

Aston Ingham, Ross-on-Wye HR9 7LS

An appealing parcel of grassland capable of producing fodder set out over two field enclosures, situated on the Herefordshire Gloucestershire border, in a tranquil area with easy access to the B4222, A40 & M50.

The northernmost of the two field enclosures has the potential to be subdivided into a number of paddocks for agricultural or equestrian use.

Aston Ingham - 0.7 miles

Lea - 3.1 miles

Ross-on-Wye - 7 miles

## Location & Situation

The parcel is well located in the area of Aston Ingham, a short distance south of the B4222 between Aston Crewes and Aston Ingham. The land is accessed via a right of way across third party land a short distance east of Barrel Lane and enjoys a tranquil setting with woodland bordering the land to the east and views to the north-west.

## Description

The parcel comprises two excellent pasture field enclosures with the smaller of the two enclosures being predominantly level with the northernmost of the two gently rising to the centre then levelling out and forming excellent grazing land.

Access is via a right of access at all times from Barrel Lane across a short section of lane and through the adjacent field to the west.

The land offers two excellent agricultural or equestrian fields, or for utilisation for recreational uses (subject to any necessary consents). The northernmost of the two fields has potential to be subdivided if necessary.

In all the land extends to approximately 10.27 hectares (25.37 acres).

## Services

Spring fed water is connected to the land. There are no other services connected to the land. It will be the responsibility of the purchaser to make and rely upon their own enquiries with the relevant utilities companies in respect to services.

## 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.

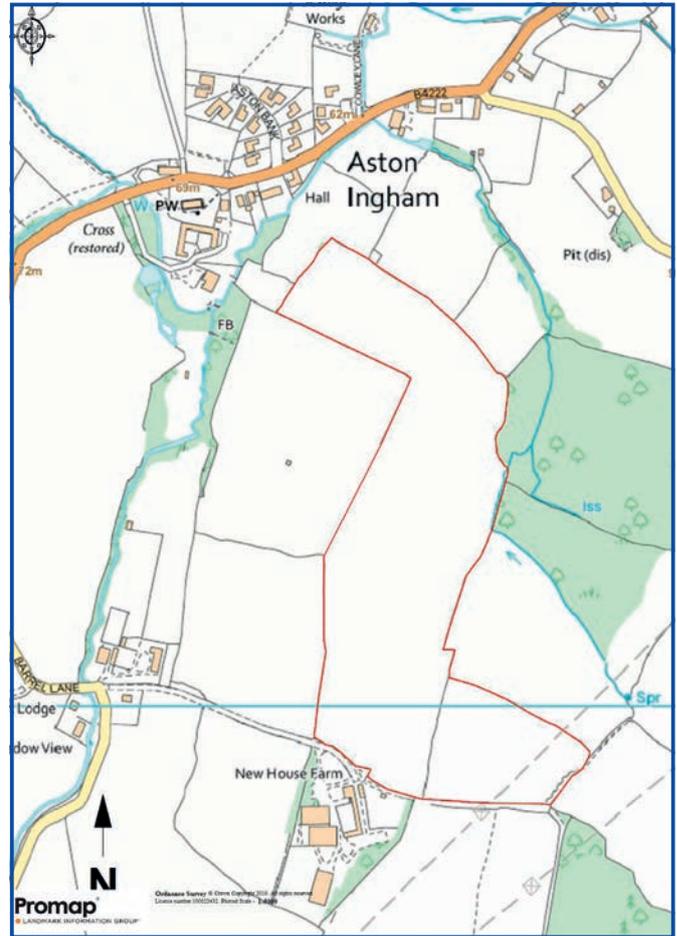
## Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 25% of any uplift in value provided by residential planning consent for a period of 50 years from the date of sale.

## 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.

## Location Plan



## Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the site.

## Directions

From Aston Ingham village centre, follow the B4222 west in the direction of Aston Crewes. After approximately 0.3 miles take the left turn onto Barrel Lane. Continue on Barrel lane for approximately 0.3 miles until the lane bends sharply to the south. Before the bend you will see "New House Farm & cottages" signposted. Drive a short distance down the unmarked lane until you see a field gate on the left hand side. Access to the land is via field gate along the southern boundary of the third party field.



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