



Land at Crow Hill Upton Bishop, Ross-on-Wye, HR9 7TT

An easily accessible & extensive paddock of permanent pasture benefiting from direct access from the B4221 Phocle Green to Crow Hill Road offering excellent agricultural, equestrian and amenity appeal.

- Good location a short distance from the village of Upton Bishop •
- Extensive grazing or fodder grass field • Roadside frontage and direct access •
- In all approximately 3.31 acres (1.34 hectares) •



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Land at Crow Hill

Upton Bishop, Ross-on-Wye, HR9 7TT

An appealing, extensive grazing paddock, situated on the fringe of the village of Upton Bishop, and with the benefit of direct access from B4221 road.

The land has excellent agricultural, equestrian and amenity appeal as it is positioned in an attractive accessible setting with views to the north and west and a number of trees on the western boundary.

Upton Bishop – 0.4 miles

Upton Crews – 0.9 miles

Ross-on-Wye – 1.9 miles

Monmouth – 11.9 miles

Hereford – 15 miles

Location & Situation

The land sits in an excellent position, adjacent to the northern side of the B4221 Phocle Green to Crow Hill Road, backing on to the property known as Gayton Lodge, enjoying an excellent location within the heart of the Herefordshire Countryside.

Description

The land forms an excellent very accessible paddock appealing to agricultural, equestrian and amenity type buyers. Extending over one rectangular shaped enclosure with a section of track from the roadside, the land is a level to gently sloping paddock of permanent pasture, all capable of being mown for fodder.

Access is via a section of track which runs parallel and connects to the B4221 to the east. In all the land extends to approximately 3.31 acres (1.34 hectares).



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 are no services directly connected to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities 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 by appointment with the selling Agents. All parties viewing do so at their own risk.

Directions

From the Over Ross Roundabout take the A449 heading east. At the Travellers Rest Roundabout take the second exit on to the B4221 in the direction of Upton Bishop. Proceed on the B4221 for approximately 1.4 miles and the land will be identified with a For Sale sign on your left.



 **POWELLS**
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