



Land East of Newcastle Farm Orcop, Orcop Hill, Hereford, HR2 8SF

A superb opportunity to acquire a fantastic parcel of permanent pastureland in a picturesque village location with mains water, offering excellent agricultural, equestrian, amenity, investment and long-term development appeal.

- Excellent location within the village of Orcop •
- Level to gently rising ring-fenced grazing field which can be subdivided into paddocks •
- Roadside access • Mains water • In all approximately 1.35 acres (0.55 ha) •



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Land East of Newcastle Farm

Orcop, Orcop Hill, Hereford, HR2 8SF

Land East of Newcastle Farm offers an excellent compartment of pastureland with roadside access offering excellent agricultural, equestrian, amenity and long-term development appeal, within the rural village of Orcop.

Wormelow - 2.2 miles

Garway - 4.9 miles

Pontrilas - 5.8 miles

Hereford - 8.8 miles

Ross-on-Wye - 10.6 miles

Monmouth - 11.5 miles

Location & Situation

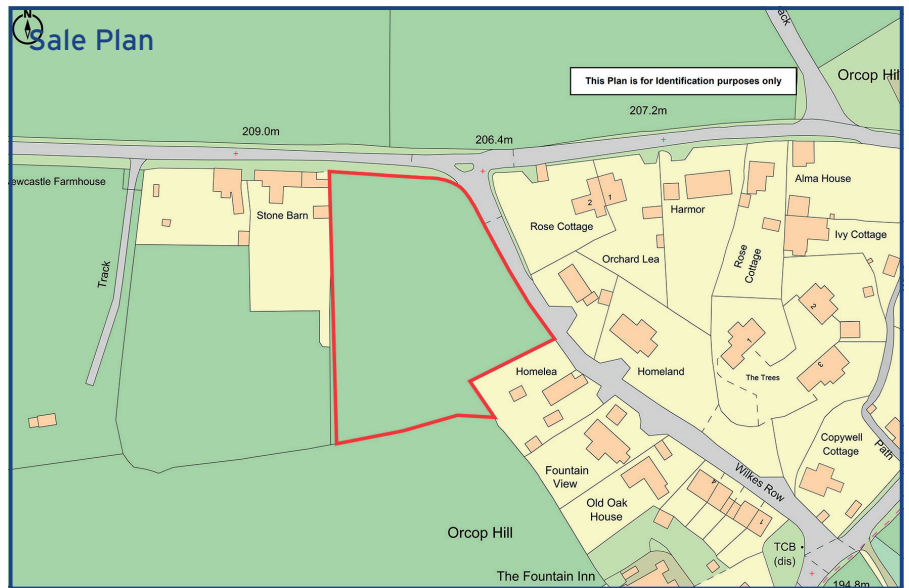
The land sits in an excellent position, within the village of Orcop, on Orcop Hill, adjacent to the Orcop Hill Road, a short distance from the Fountain Inn, enjoying a superb location within the heart of the Herefordshire Countryside.

Description

The land is accessed by a gated entrance from the Orcop Hill public highway that connects directly to the public highway known as Lyston Lane to the east which in turn connects to the A466. The land itself comprises a ring-fenced level to gently rising rectangular parcel of permanent pastureland, providing a desirable package with views for anyone with equestrian, agricultural, amenity or long-term development interests.

The land is set over one primary field enclosure which could be subdivided into several paddocks using temporary fencing. Access to the land is via a field gate on the northern side from the Orcop Hill Road. The boundary is fenced with post and pig wire fencing with mature hedges and trees.

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



Due to its location and position, the land may also have long term development potential.

In all the land extends to approximately 1.35 acres (0.55 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 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 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 Hereford take the Ross Road south for approximately 0.7 miles. At the roundabout take the second exit onto the A49. Continue for 2.9 miles then take the right hand turn signposted Monmouth, Wormelow A466. Proceed on the A466 for 2.5 miles. Then turn right onto Lyston Lane. After 0.9 miles turn right. Continue for 0.2 miles and the field will be on your left-hand side.

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