



Land at Llangrove

Ross-On-Wye,
Herefordshire, HR9 6EY

Three parcels of equestrian / agricultural / amenity land
located adjacent to the village of Llangrove

- Appealing paddocks adjacent to Llangrove in South Herefordshire •
- Good access council highway • Three separate parcels of land •
- Pasture land with equestrian/agricultural/amenity interests •
- Lot 1 - 0.75 acre • Lot 2 - 0.91 acre • Lot 3 - 2.33 acres •

Available for Sale by Private Treaty



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The Land at Llangrove forms three appealing parcels of land with significant equestrian, agricultural and amenity interest and possible longer term development potential.

For Sale by Private Treaty

Welsh Newton - 1.7 miles

Whitchurch - 1.8 miles

Monmouth - 4 miles

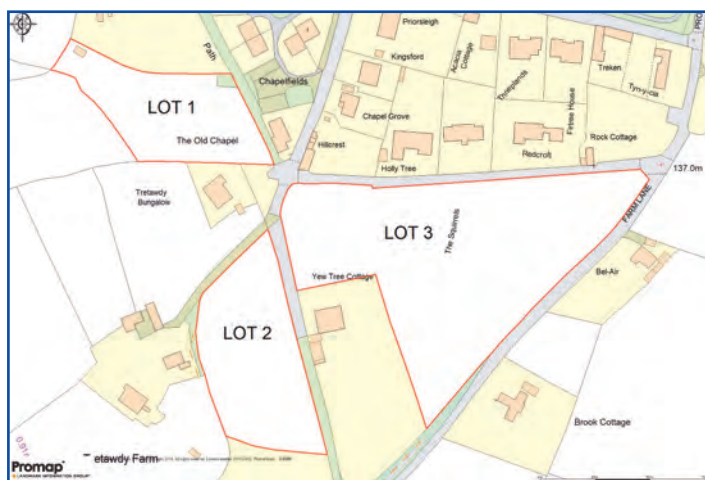
Ross-On-Wye - 5.4 miles

Location

The land is located on the southern edge of the village of Llangrove, within the rolling Herefordshire countryside, a short distance north-east of the neighbouring village of Welsh Newton. The land at Llangrove forms three attractive compact parcels of pasture located on the southern end of the village, with good accessibility to both the A466 at Welsh Newton and the A40 at Whitchurch.

Land lying to the North and East of Tretawdy Bungalow ("Lot 1") - 0.75 acres (0.30 hectares)

Lot 1 is accessed via a field gate in the south-western corner and comprises a level and well sheltered enclosure of permanent pasture featuring a tree lined northern boundary. The land has a good aspect with views to the south and is stock proof fenced. This field enclosure is of great appeal to any equestrian/agricultural/ recreation buyers.



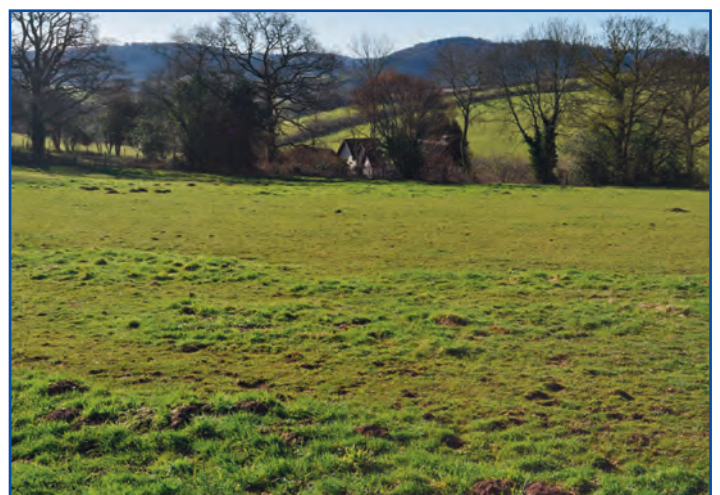
Land lying to the West of Yew Tree Cottage ("Lot 2") - 0.91 acre (0.37 hectares)

Lot 2 is accessed via a field gate in the north-eastern corner and forms a compact irregular shaped field enclosure of permanent pasture. The land is gently sloping with good views to the south. The land has good amenity, recreational and equestrian potential.



Land lying to The East of Yew Tree Cottage ("Lot 3") - 2.33 acres (0.94 hectares)

Lot 3 forms an irregular shaped parcel of permanent pasture accessed via a roadside field gate on the north-eastern corner. The land has frontage for some distance along Farm Lane to the south-east. The majority of the land is level, with the southern aspect gently sloping to the south. The land has appeal to equestrian and agricultural buyers, however also has conservation and amenity interests.





Services

There are no mains services believed to be connected to any of the three parcels of land. It is for any interested party to make their own enquiries in relation to the connection of any services.

Tenure

The land is offered freehold with vacant possession being provided on Completion.

Development Clawback

A development clawback overage provision will be incorporated into each of the sale contracts to capture any future residential development on each lot. This will capture 25% of any uplift in value provided by residential planning consent for a period of 21 years from the date of sale.

Local Authority

Herefordshire Council. Telephone: 01432 260000.

Wayleaves, Easements & Rights of Way

The land will be sold subject to all Wayleaves, Easements and any Public/Private Rights of Way, that currently exist, whether or not these are specifically referred in these particulars.

Sale Method

The land is offered For Sale by Private Treaty as three individual Lots, as shown on the Sale Plan on the rear cover. The Vendors and Selling Agents reserve the right to conclude any sale by any alternative sale method, such as Informal Tender or Public/Private auction, if necessary.

Viewings

Interested parties are welcome to view the land at any time during daylight hours with a copy of the Sales Particulars. All parties viewing the land do so at their own risk. Please be aware of all natural hazards and exercise caution at all times. No vehicles are to be taken onto the land.

Directions

From Whitchurch take the turning for Llangrove Road which is adjacent to the Crown at Whitchurch. Stay on this road which leads to Llangrove.

After approximately 1/3 mile from the edge of the village turn Left onto Prospect Lane which leads straight onto Farm Lane. Take the first right from Farm lane.

Continue straight to the end of the lane. Lot 1 can be found directly in front of you with field gate access from the lane.

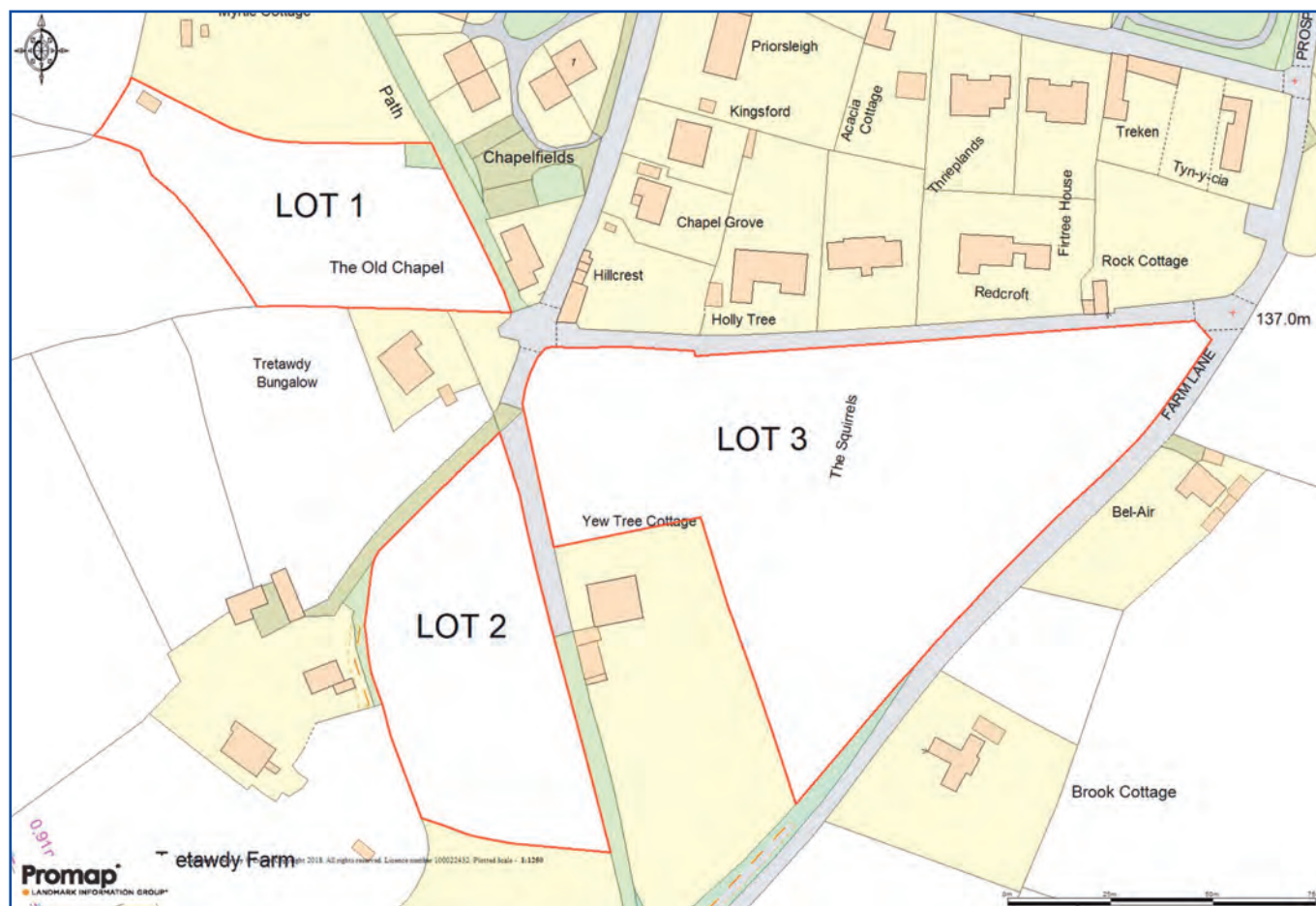
To locate Lot 2, turn left at the junction, the entrance for Lot 2 will be immediately on the right hand side. The entrance to Lot 3 is located directly opposite Lot 2 on the left hand side of the lane.

For Sale Boards have been erected.

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Site Plan



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