



Land at Forest Green, Nr Walford,
Ross-on-Wye, Herefordshire. HR9 5RF

PONY Paddock ENJOYING A RURAL LOCATION
WITH GOOD ROAD ACCESS.

- Pastureland 2.4 Acres With Field Shelter.
- Rural Yet Accessible Location
- For Sale by Informal Tender Closing Date 31st May 2019.

2.4 Acres About.

Guide: £40,000+

SITUATION Ross-on-Wye 3.3 miles, Goodrich 2 miles, Monmouth 8.5 miles, Hereford 18 miles

Land at Forest Green located in a private yet accessible location with good out-riding and road network.

DESCRIPTION: Land at Forest Green is a well fenced plot of land enjoying a private yet accessible rural location. There is good hacking in the area.

SERVICES: Water is connected.

Local Authorities: Herefordshire Council. 01432 260000.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

HEALTH & SAFETY We would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around livestock. Children must be supervised by their parents on site.

DIRECTIONS From Ross-on-Wye proceed out on the Walford Road B4234. On reaching Walford take the left turning for Bull's Hill. Continue for 1.5 miles and the land is situated on the right hand side as denoted by Agents For Sale Board.

Nearest Post code: HR9 5RF

PLEASE NOTE SAT NAV WILL TELL YOU TO TURN LEFT DO NOT THE LAND IS ABOUT 200 YARDS FURTHER ON JUST AFTER CHATWYNS FARM.

VIEWINGS All viewings strictly by appointment through the agents on 01432 367802. Please contact Liz Langford for further details or email liz@foxgrant.com

Tender date: All tenders need to be submitted in writing no later than 31st May 2019 to Fox Grant by 12 noon.

Address for tenders: FAO Phil Howard, Fox Grant, Fox Barn, Lower Woodford, Nr Salisbury, Wiltshire. SP4 6NQ

Particulars Prepared by Liz Langford in May 2019