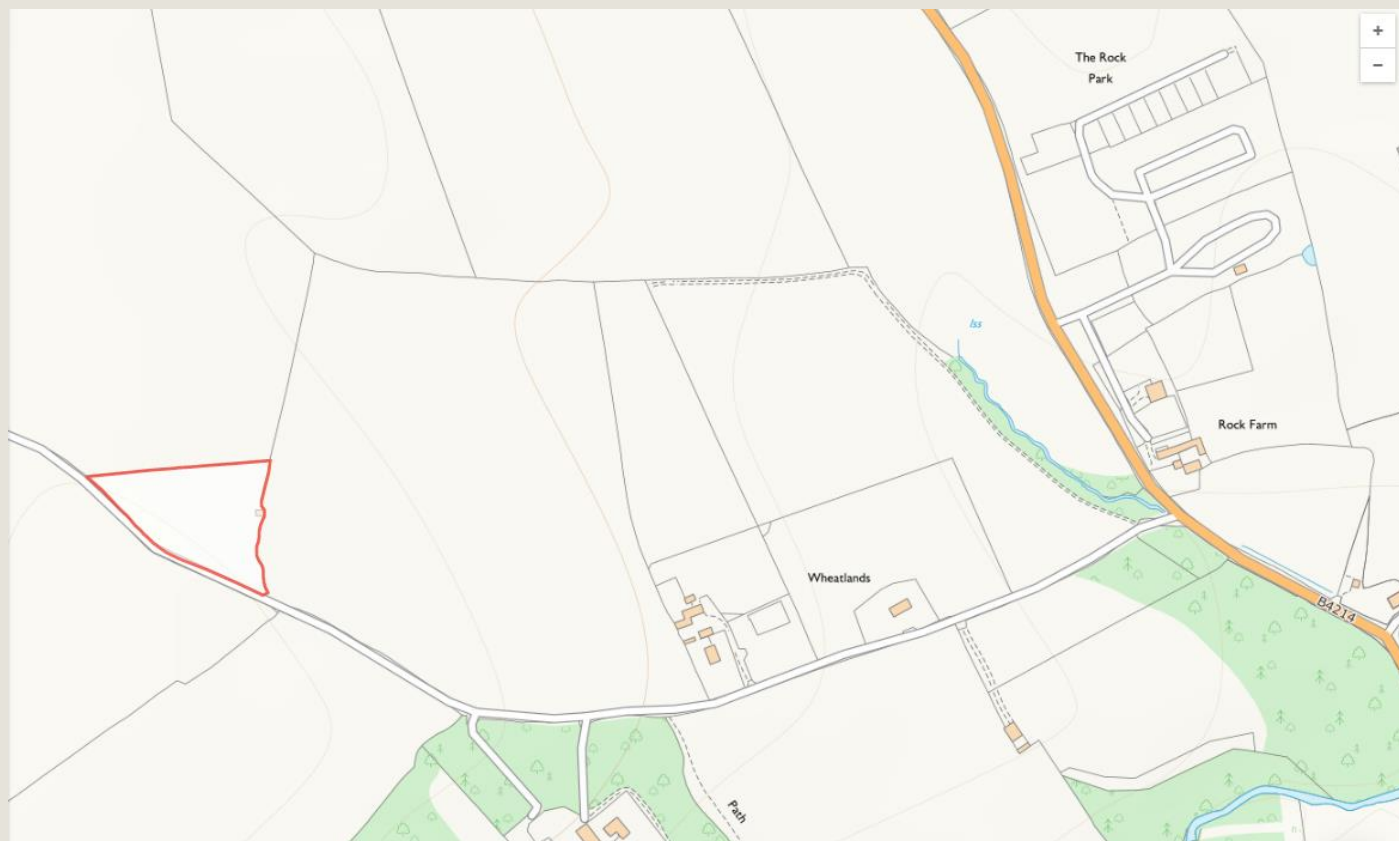
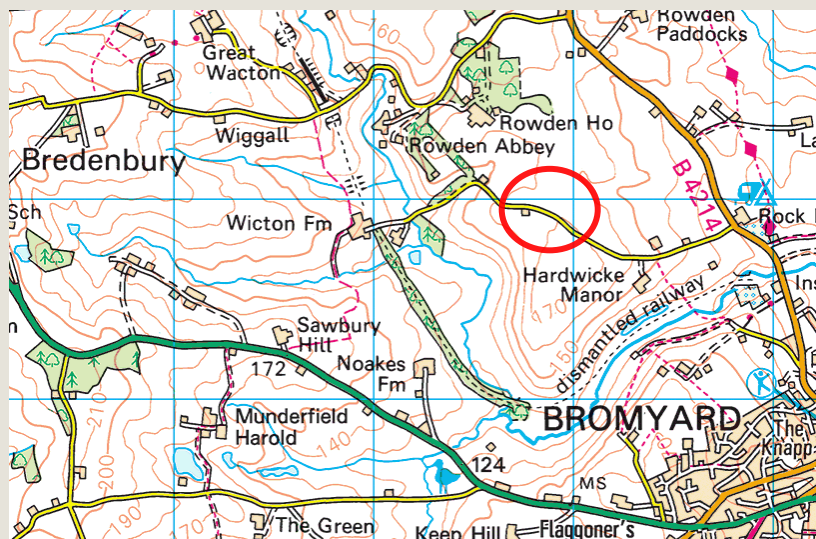


**DRAFT**



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## LAND AT MORNINGWOOD, BROMYARD, HEREFORDSHIRE, HR7 4LP

**Guide Price £30,000**

Approximately 2.27 acres of permanent pasture with good road frontage.

**FOR SALE BY FORMAL TENDER CLOSING AT 12 NOON ON  
FRIDAY 7<sup>TH</sup> AUGUST 2020**

## FORMAL TENDER

johnamos  
& Co

01568 610007  
johnamos.co.uk

## Approx. 2.27 acres of permanent pasture for sale at Morningwood, Bromyard, HR7 4LP

### FOR SALE BY FORMAL TENDER CLOSING AT 12 NOON ON FRIDAY 7<sup>TH</sup> AUGUST 2020

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#### INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer 2.27 acres of land known as land adjacent to Morningwood, Winslow, Bromyard, HR7 4LP for sale by Formal Tender.

#### DESCRIPTION

The land is a single level field of 2.27 acres, triangular in shape with mature hedges to the two back sides and a mixture of hedging and wire fencing along the roadside with good gated road access. The field has the benefit of a small pole barn field shelter and a small coppice of young woodland to the rear of this.

#### SERVICES

There is no water connected (tbv).

#### BASIC PAYMENT SCHEME

The land is not registered for the Basic Payment Scheme and there are no entitlements included with the sale.

#### SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

#### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

#### BOUNDARIES

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

#### TENURE

The land is grazed by a local farmer but vacant possession will be available upon completion.

#### OVERAGE CLAUSE

There is an historic overage clause from 2008 for 15 years which has a balance to run. The full details will be in the Tender pack.

#### METHOD OF SALE

The land is to be offered for sale by Formal Tender (unless previously sold). For any enquiries of a legal nature, please contact the Solicitors (please see details below).

All offers must be in writing on the prescribed tender form and marked clearly "**Land at Morningwood, Bromyard**". All Tenders must be submitted in writing on the attached form by 12 noon on Friday 7<sup>th</sup> August 2020 and delivered to:-

#### John Amos FRICS FAAV

John Amos & Co  
Lion Court  
Broad Street  
Leominster  
HR6 8LE

The Tender forms and legal pack will be available from the Vendor's Solicitor and Agent at least seven days prior to Tenders closing.

**N.B.** Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller's Solicitor. The detail in these particulars is for guidance only and should not be relied upon.

The successful purchaser will be required to pay a 10% deposit on acceptance of tender and the remaining 90% will be payable upon completion.

#### COMPLETION

Completion is scheduled for Friday 4<sup>th</sup> September 2020.

#### MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

#### VIEWING

Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact John Amos & Co. on 01568 610007.



## AGENTS

### John Amos FRICS FAAV

John Amos & Co  
Lion Court  
Broad Street  
Leominster  
HR6 8LE

**Tel:** 01568 610007

**Mob:** 07813 601424

**Email:** [john@johnamos.co.uk](mailto:john@johnamos.co.uk)

## SOLICITORS

### Iain Morrison

MFG Solicitors  
20-21 The Tything  
Worcester  
WR1 1HD

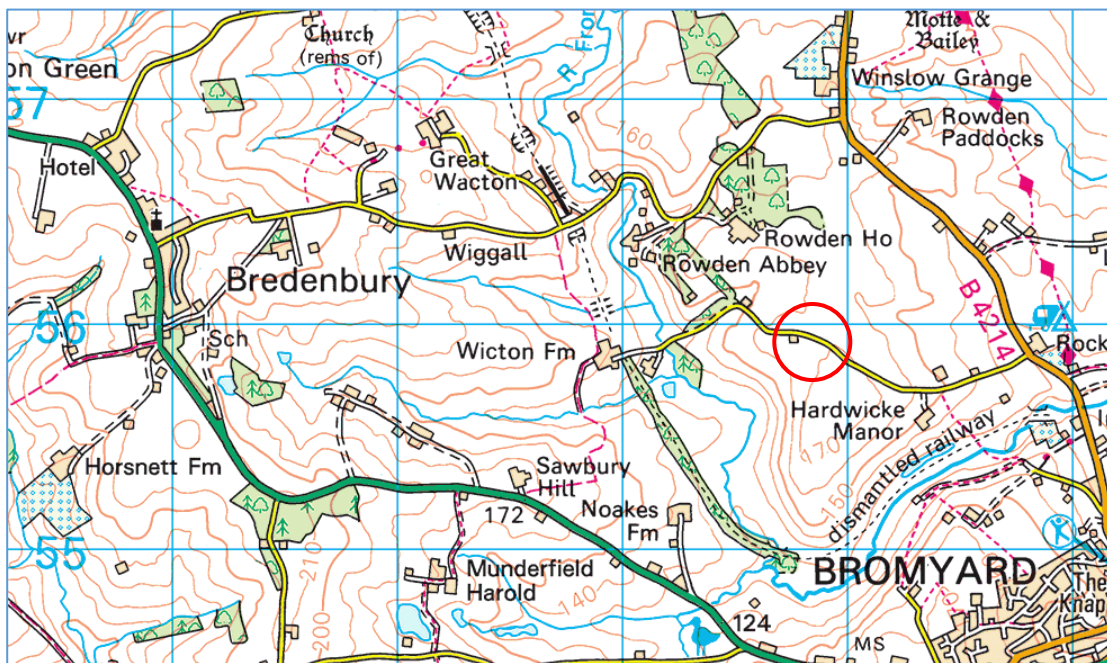
**Tel:** 01905 610410

**Email:** [iain.morrison@mfgsolicitors.com](mailto:iain.morrison@mfgsolicitors.com)

## DIRECTIONS

From Bromyard, take the B4214 Tenbury Wells Road north from the centre of town and soon after passing the Bromyard Rugby Club, sports pitch is on the right, about 100 yards later turn left and the field is approximately a quarter of a mile on the main road on the right hand side denoted by the Agent's For Sale sign.

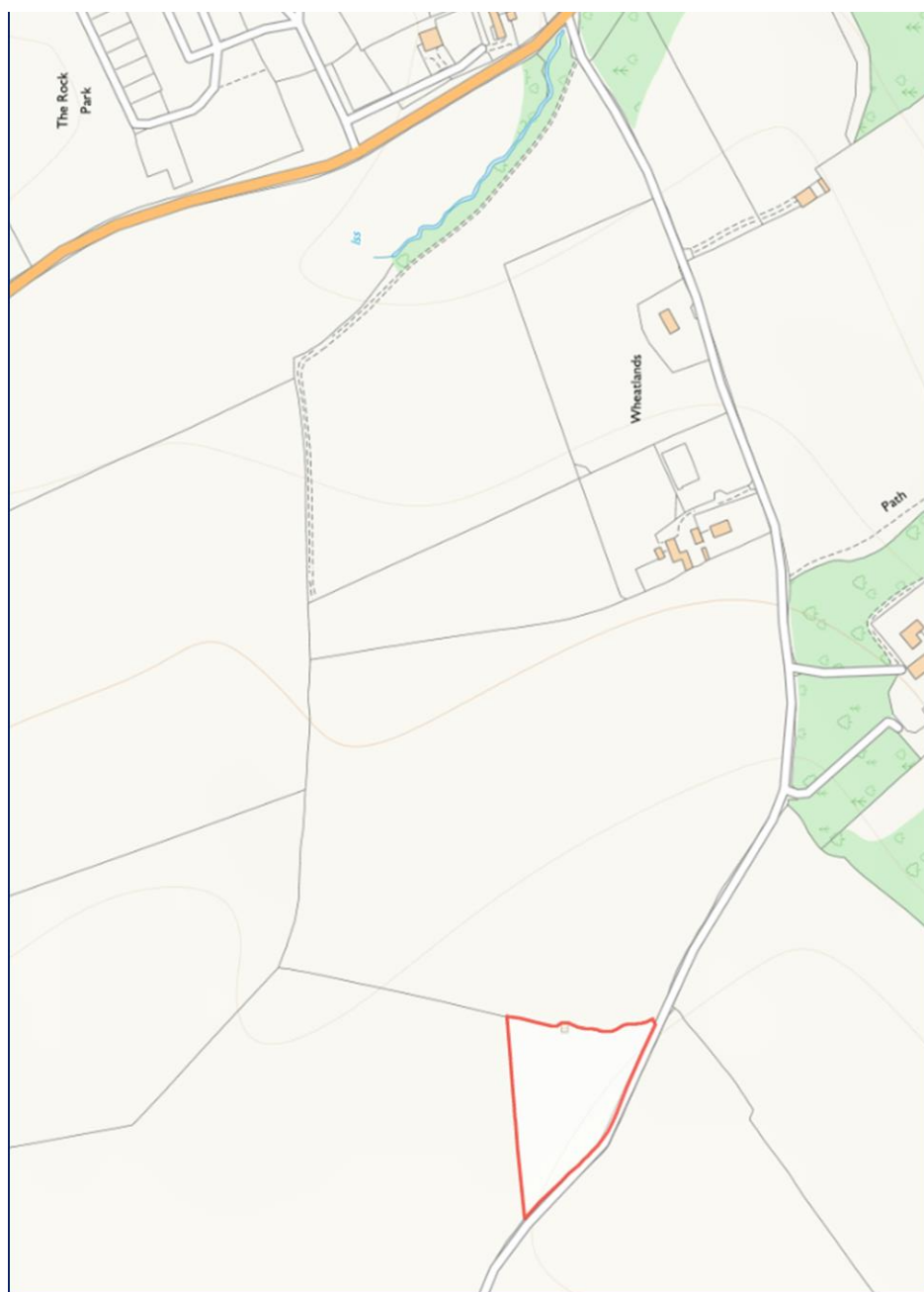
## LOCATION PLAN



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## PLAN OF THE LAND



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**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. JUNE 2020