

**0.55 ACRES OF AMENITY PASTURE LAND ADJ TO HIGH VINNALLS, PIPE ASTON, LUDLOW, SY8 2HG
FOR SALE BY INFORMAL TENDER
TENDER DEADLINE FRIDAY 8TH MARCH 2024**

01562 820880
www.hallsgb.com
kidderminster@hallsgb.com

GUIDE PRICE OF £25,000



0.55 acres



SPECIFICATION

- **0.55 acres of Amenity Pasture Land, adjacent to the ancient Hunting Forest - Mortimer Forest, and High Vinnalls.**

SITUATION

Located in the parish of Pipe Aston, within Herefordshire, bordering with Shropshire, the land is adjacent to the Mortimer Forest and High Vinnalls, the land is ring fenced with road access, and very close proximity to the market town of Ludlow.

DESCRIPTION

A rare opportunity to purchase 0.55 acres of amenity pasture land adjacent to the ancient Mortimers Forest, located to the north of the hamlet of Pipe Aston. The land is enclosed by fencing and recently laid hedge to the roadside, with a gated access with pull in off the road.

VIEWING

At any time with a set of the sales particulars in daylight hours.

FIELD FIXTURES AND FITTINGS

Only those items described in these sale particulars re included within the sale.

BASIC PAYMENT SCHEME

The land has not been claimed on under the Basic Payment Scheme recently and there are no Basic Payment Entitlements included within this sale.

COUNTRYSIDE STEWARDSHIP

There are no current CSS Agreements on the land.

SPORTING, MINERAL & TIMBER RIGHTS

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

SERVICES

There is a natural water spring in the north east corner of the field. We understand that the land has no mains services connected, however, interested parties are advised to verify all information regarding services for themselves.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

METHOD OF SALE

Informal Tender – Tenders due to be submitted by Friday 8th March 2024 by 12 noon.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LAND REGISTRY TITLE NUMBER

HE17333

What3words LOCATION;

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FURTHER INFORMATION

Sarah Hulland BSc (Hons) MRICS FAAV

Office: Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP

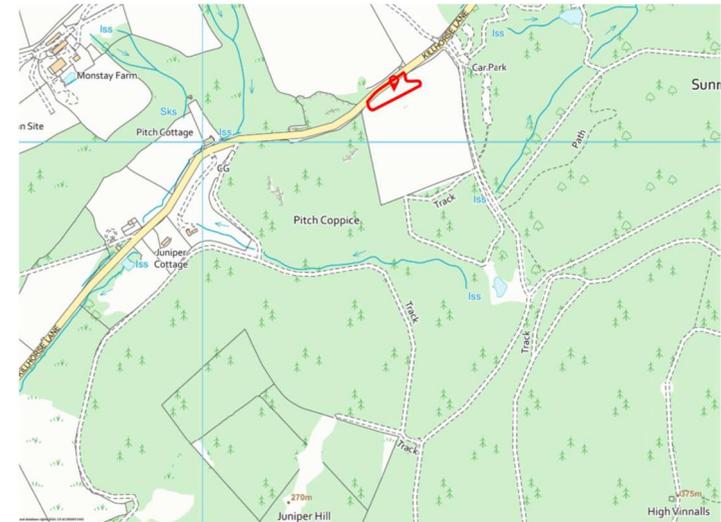
Tel: 01562 820880 **Email:** shulland@halls.gb.com

FEES

The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Administration Fee, Buyers Premium, Stamp Duty or Land Transaction Tax, VAT legal and search fees etc.

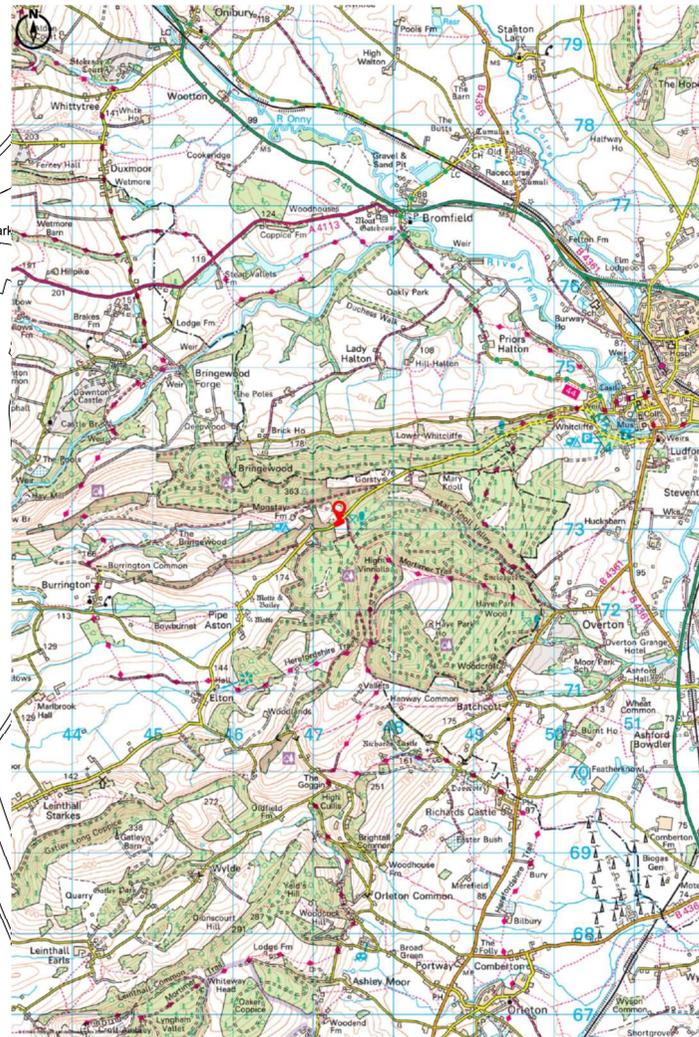
BUYERS PREMIUM

In addition, buyers should note when tendering, that on the acceptance of the tender offer, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price and set at 2.5% plus VAT, i.e. (3%) of the "tender price", subject to a minimum fee of £1,500 plus VAT (£1,800).



FOR SALE

0.55 ACRES OF LAND AT KILLHORS LANE, PIPE ASTON, LUDLOW, SY8 2HG



01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
Email shulland@hallsgb.com



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INFORMAL TENDER FORM

0.55 ACRES OF LAND

ADJ. TO HIGH VINNALLS

PIPE ASTON

LUDLOW

SY8 2HG

1: BUSINESS/PERSONAL DETAILS

Name:

Address:
.....
.....

Postcode:

Telephone Numbers

Home:

Work:

Mobile:

Email address:

2: DETAILS OF YOUR SOLICITOR

Name:

Address:
.....
.....

Postcode:

Telephone Number:

3: DETAILS OF FUNDING

(eg. cash/mortgage)

.....
.....

4: OFFER

I/We wish to offer the following in respect of the sale of 0.55 acres of land in Pipe Aston, Ludlow, SY8 2HG

Amount: £.....

(words)

Signed:

Dated:

**THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED BY 12.00 NOON ON FRIDAY 8TH MARCH 2024
TO THE ADDRESS BELOW, IN A SEALED ENVELOPE, MARKED "LAND AT PIPE ASTON"
FOR THE ATTENTION OF SARAH HULLAND shulland@hallsgb.com**

Halls Holdings Ltd
Gavel House
137 Franche Road
Kidderminster
Worcestershire
DY11 5AP