



Land at Black Hole Lane

Bartestree
Hereford
HR1 4BE

- Valuable parcel of land
- 4 miles east of Hereford
- Just over 8 acres
- Steel framed barn
- Stabling
- Mains water

Offers Over £130,000

Land at Black Hole Lane, Bartestree, Hereford HR1 4BE

This attractive parcel of land is conveniently located in a highly favoured rural location, about ½ mile from Bartestree, between the Cathedral City of Hereford (4 miles) and the market town of Ledbury (10 miles) with the M50 motorway link (Junction 2).

THE LAND

The land extends to approximately 8.13 acres and is in three separate parcels, numbers 0095, 0088, 0082, 0075 and enclosed by hedging and fencing.

The lower parcel is predominantly level and the upper two parcels are slightly undulating and within which are numerous apple and pear trees.

The land is understood to be predominantly classified as Grade 3 on the National Agricultural Land Classification (ALC).

There is also a **STEEL FRAMED BARN** (approx 60 feet x 20 feet) with **FOUR ADJOINING LOOSE BOXES**.

ACCESS

Access is via a field gate from Black Hole Lane.

SERVICES

Mains water is connected to the site.

RESTRICTIONS/WAYLEAVES/EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way.

ENVIRONMENTAL SCHEMES

We are not aware of any Environmental schemes currently held on the land.

AGENTS NOTE

The sale is subject to a restrictive covenant whereby in the event of planning permission being obtained by the Purchaser or the Successors in Title, within 50 years from 8th October 1990, the Purchaser will have to pay 50% of the increase in value of the land owing to the planning permission being granted.

DIRECTIONS

What3words:/// allowable.prefect.custodian

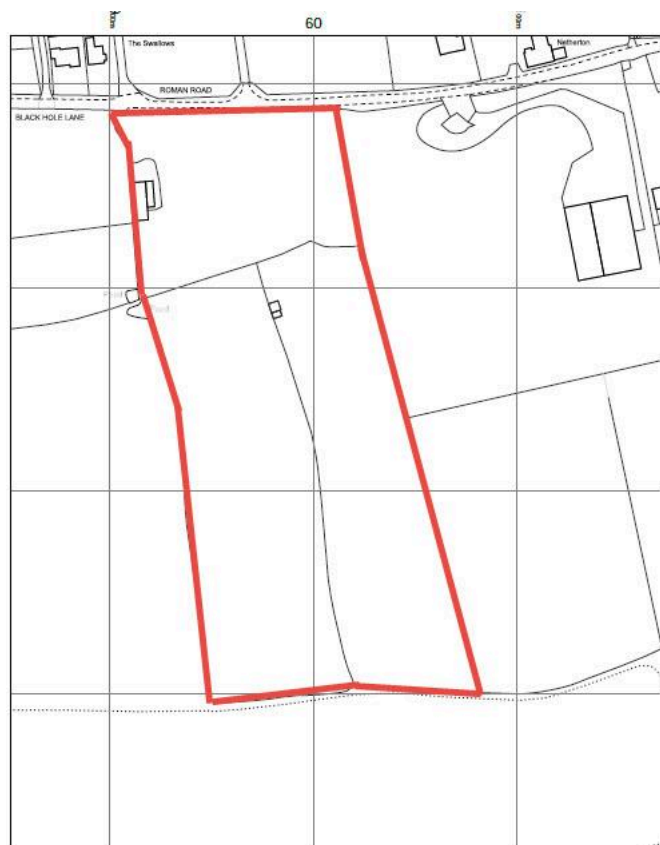
From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine into Bartestree. At the crossroads turn left towards Whitestone, proceed down the hill to the mini crossroads and turn left into Black Hole Lane. The land is located on the left hand side after about ¼ mile.

VIEWING

Viewing is by site inspection, at any reasonable daylight hour.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Plan not to scale for illustration purpose only