



Land at Roman Road, Hereford, HR1 1JP





**Land at Roman Road,
Hereford,
HR1 1JP**

**For Sale by Online Auction on
Friday 31st March 2023
at 16:00 pm**

Summary of features

- Situated on the northern fringe of Hereford city
- Good roadside access
- Obvious future development potential

**Auction Guide:
In excess of £400,000**

Ref: John Dillon & Tara Boulton

Description:

A predominantly level area of pastureland with good access extending to approximately 8.69 acres in this prominent location.

Situation:

The land is situated on the northern fringe of Hereford city alongside the Roman Road in an area that has seen extensive growth over recent years both from a residential and industrial point of view.

The site has an excellent roadside access with good visibility splays and is easily accessible to both Hereford city and the main trunk roads leading to and from the city centre.

Planning:

There is no history of planning applications or preapplication advice in respect of the site. All purchasers/developers should make their own judgements, assessments and enquiries.

Reservation of Rights:

The septic tank serving the properties known as 1-4 Crossways and 1-4 The Willows is situated at a point marked X on the identification plan, with the soakaway following the broken line. There is a reservation of rights for access and maintenance in favour of the occupiers of the various properties and full regulation is confirmed by an Environment Agency permit, details of which are available on request.

Mode of Sale:

The property is to be offered **For Sale by Online Auction on Friday 31st March 2023 at 16:00 pm** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction. The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of

the monies within 28 days.
<https://onlineauctions.sunderlands.co.uk>

Services:

The site has the benefit of a mains water supply.

Basic Payments Scheme:

There are no Entitlements attached to the sale.

Sporting, Timber and Mineral Rights:

Any shooting, fishing, timber and mineral rights are included in the sale.

Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

Vendor's Solicitors:

Lambe Corner Solicitors
36-37 Bridge Street
Hereford
HR4 9DJ
For the attention of Mr Alex Cunliffe
Tel: 01432 355301
Email: ac@lambecorner.co.uk

Tenure:

The site is to be sold with vacant possession.

Boundaries:

The purchaser 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.

Auction Guide / Reserve Price:

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures may be subject to change.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

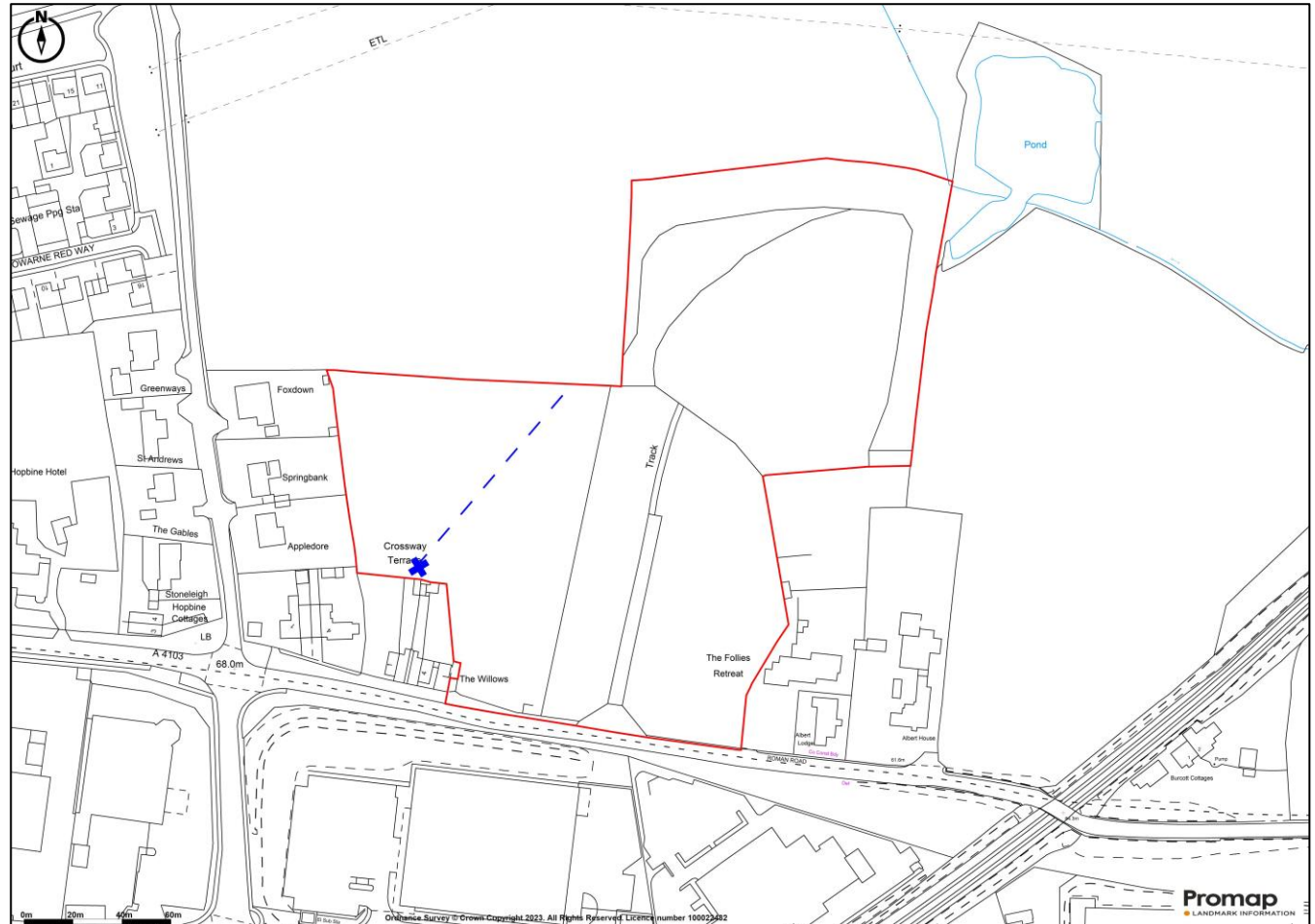
Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor's solicitor and will be available via the Contract package, however potential Purchasers may wish to make their own enquiries.

Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection at both the Auctioneers' and the Solicitors' Offices some 10 days prior to the date of Auction.

The Contract is not available to take away or be photocopied. However, The Vendor's Solicitors will distribute a Contract pack upon request, but they reserve the right to charge a nominal amount for doing so. Please make any further enquiries directly to the Vendor's Solicitors.

Purchasers will deem to have bid on the basis of the Contract and such conditions, whether or not they have inspected them.



Viewing:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the property and take care when parking. The gates will be locked.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Directions:

The land is situated about two miles north of the centre of Hereford on the Roman Road opposite the Vertu Volkswagen garage. The land is accessed via a roadside entrance through double metal gates leading onto an internal track.

What3Words:

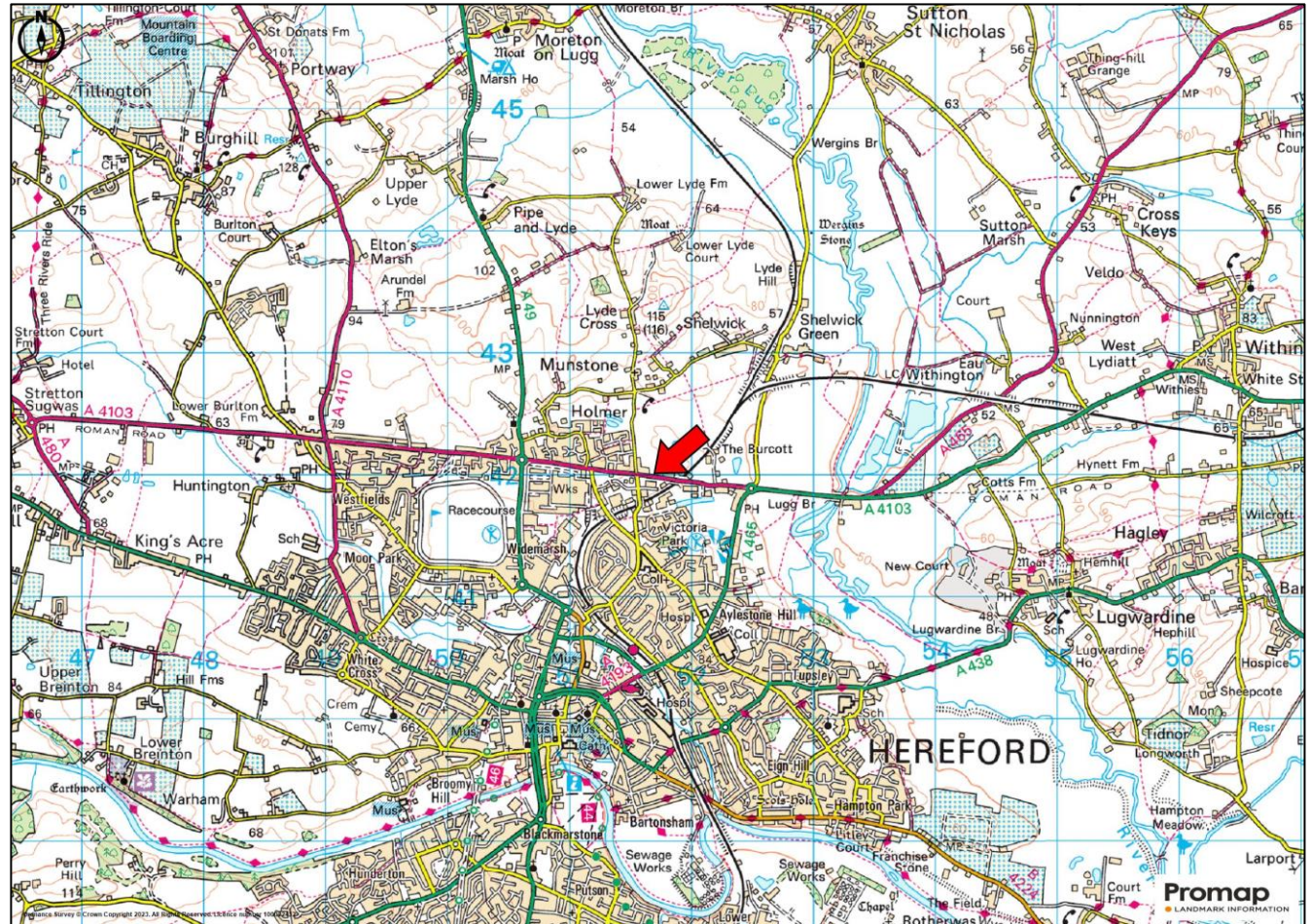
The what3words for the land is:
marked.shorts.offer
Post code HR1 1JP.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.



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Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
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Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.