

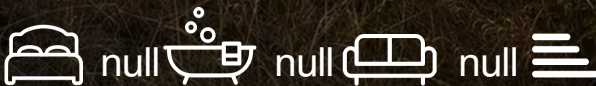


Trivett Hicks



Land On The North Side Of The Glade, Ullingswick,
Hereford, HR1 3JF

Offers Over £75,000



Land On The North Side Of The Glade,
Ullingswick, Hereford, HR1 3JF

Trivett Hicks is pleased to offer this excellent opportunity to purchase approximately 4.4 acres TBV, parcel of land situated near the popular rural village of Ullingswick, within the countryside of Herefordshire.

The field can be accessed by gate from the public highway, we would ask any interested parties to contact our office before viewing.

FULL DETAILS

SERVICES

Water source within the field.

TO VIEW

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

DIRECTIONS

Leave Hereford on the Commercial Road and follow this until you approach a roundabout where you take the third exit on to the A4103. Then take the next left in to the A465, you then continue to follow this road through Withington Marsh and then will approach another roundabout. Take the first exit onto the A417 and continue until you see a right turning for Pencombe. Take this turning and follow the road, you will pass a property on your left and shortly after this the field will be designated by our for sale board.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

AGENTS NOTE

The vendor of the property is related to an employee of Trivett Hicks Estate Agents.

ADDITIONAL NOTE

An overage clause will be issued by the vendors solicitor in respect of development outside of agricultural use, with an 15% uplift in value of the land for alternative development on planning permission being granted, for a period of 20 years.

TENURE

Vacant possession upon completion.

N.B.





None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

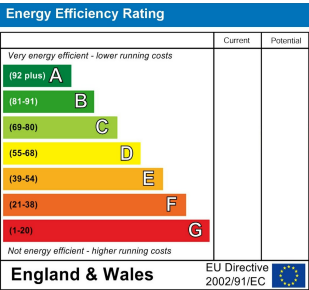
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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