

FOR SALE BY INFORMAL TENDER

Tenders close Friday 30th July 2021 at midday
Olchon View Land, Llanveynoe, Longtown, HR2 0ND

A rare opportunity to purchase approximately 16.5 acres of amenity land with a detached stone barn in a picturesque rural setting with great potential for smallholding and conservation use.



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THE LOCALITY - The area is noted for its outstanding natural beauty, near to the Offa's Dyke National Trail and splendid countryside with a wide range of country walks, riding and outdoor pursuits, all readily available.

The nearby hamlet of Michaelchurch Escley is just 3 miles away where there is a primary school, pub and church.

Hay-on-Wye is approximately 8 miles to the north via a narrow twisting road that provides some superb scenery on the north eastern edge of the Brecon Beacons National Park. This thriving market town situated on the Welsh/English border is well-known for its second hand bookshops and for a town of its size offers a good range of local facilities in the form of supermarket, doctor's and dental surgeries, primary school, public houses, restaurants, etc.

The larger regional centres of Abergavenny (13 miles) and the Cathedral city of Hereford (17 miles) offer a wider range of facilities in the form of railway station, large supermarkets and a host of social, shopping and leisure facilities.



THE PROPERTY: - The property comprises of 16.5 acres of gently sloping pasture leading down to the Olchon Brook.

The land has been extensively improved with fencing hedging and the planting of an orchard and other trees. Much thought has been placed upon conservation and the development of habitat. The property would be ideally suited to those seeking a conservation project or have smallholding interests.

The property is divided into three principal enclosures which are predominantly laid to pasture.

The largest of the fields extends to approximately 12.5 acres of gently sloping pasture leading to the Olchon Brook. There is also approximately 0.6 acres of scattered woodland adjacent to the Olchon Brook and a further 1.5 acres of scattered woodland to the north of the field.

There are also a further two smaller enclosures adjacent to the highway extending to a total of approximately 2. acres of pasture, woodland and a recently planted orchard. The Stone Barn is situated adjacent to the highway within these enclosures.



METHOD OF SALE - The property is offered for sale by Informal Tender as described in these particulars (unless previously sold). Informal tenders are to be received in writing at the agent's office on the prepared form no later than midday on the 30th July 2021. Envelopes containing tenders to be marked "Private & Confidential and Tender for Olchon View, Llanveynoe, Longtown, HR2 0ND.

Tenders to be delivered to the vendor's agents; McCartneys LLP, 11 High Town, Hay-On-Wye, HR3 5AE and marked for the attention of Mr Simon Edwards.

Please note that the vendor reserves the right not to accept the highest or any informal tender and reserves the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser.

ACCESS - The land is accessed directly from the public Highway.

SERVICES - We are informed that electricity is in close proximity.

ELEVATION - The land lies at approximately 200-260 metres above sea level.

SOIL TYPE - Generally a slowly draining permeable soil suitable for pasture and tree cover.

HILL GRAZING RIGHTS - None.

BRIDLE WAY/RIGHTS OF WAY - We have been informed that there are no bridleways crossing the land. There is a public footpath across the large field. Access by the stile.

AGRI ENVIRONMENTAL SCHEMES - Schemes to include a Higher Stewardship Scheme Contract & A Forestry Commission contract. For further information please contact the selling agents.

COUNCIL TAX: N/A

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: Please see attached location plan.

VIEWING: By appointment through selling agents – McCartneys LLP:
01497 820778

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

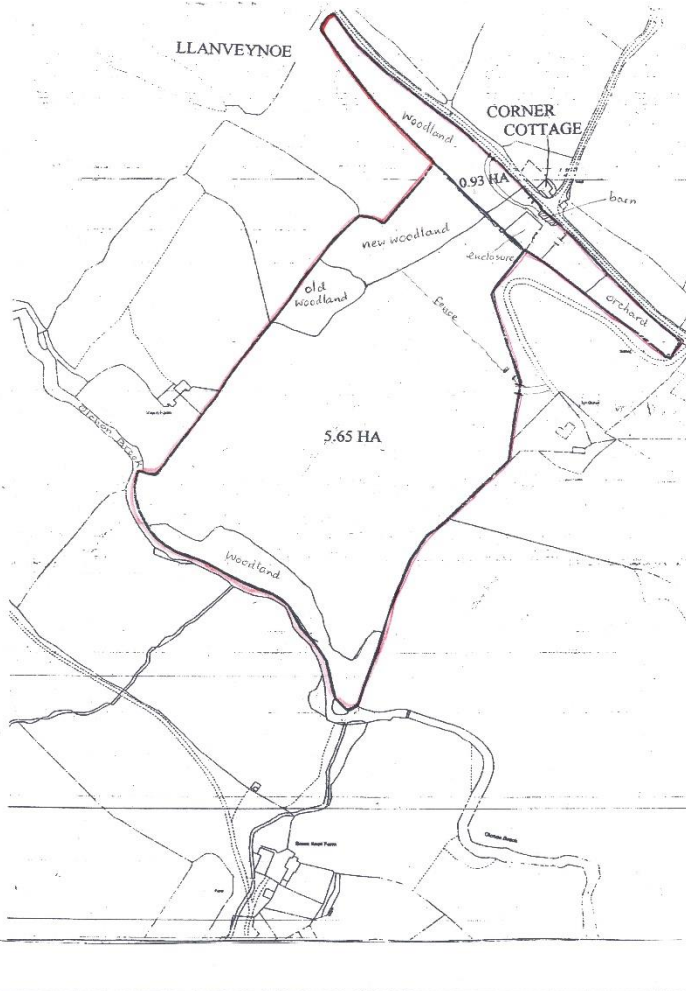
Details Last Updated: Thursday, 17 June 2021

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

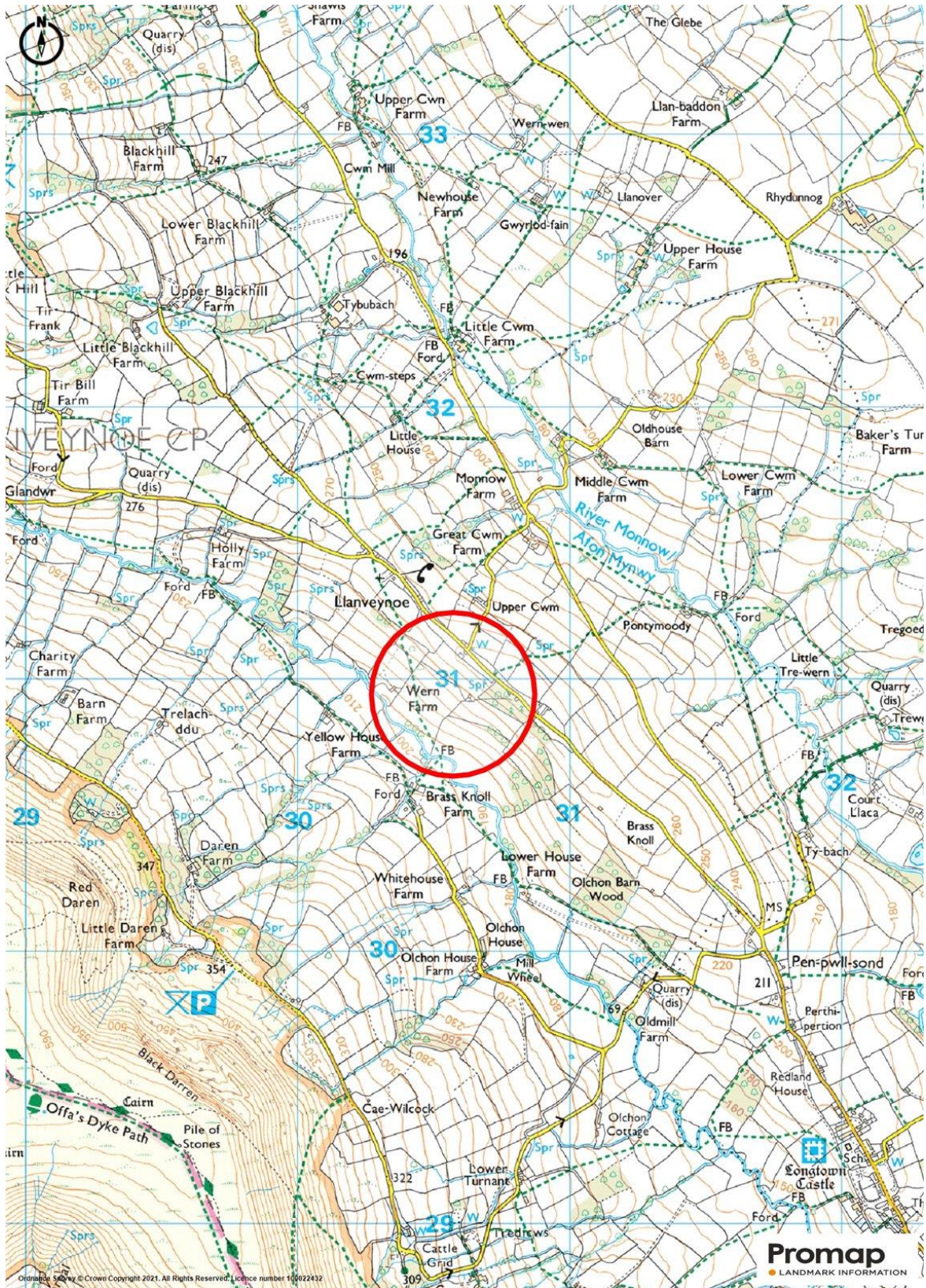
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251.

REGISTERED NO: OC310186





McCartyneys
Since 1874



INFORMAL TENDER SHEET

TO BE RECEIVED AT MCCARTNEYS HAY-ON-WYE OFFICE
ONLY BY MIDDAY ON FRIDAY, 30th JULY 2021

Ref: Tender for Olchon View, Llanveynoe, Longtown, Hereford, HR2 0ND

Full Name

.....

Address

.....
.....
.....

Telephone Number Mobile

Solicitors

.....

Solicitors Contact Number

.....

Land - £ (pounds) (words)

Cash/Mortgage (delete as applicable)

Is your offer subject to any conditions/restriction (delete as applicable)

If yes for above, please detail below:

I/We hereby confirm the above informal tender for **Olchon View, Llanveynoe, Longtown, Hereford, HR2 0ND** as outlined within the details. The vendors reserve the right to not accept the highest or any informal tender and reserve the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser. Offers are to be received by the selling agent in an envelope marked '**PRIVATE AND CONFIDENTIAL**' and **TENDER for Olchon View, Llanveynoe, Longtown, Hereford, HR2 0ND** By no later than **Midday on Friday, 30th July 2021** and addressed to **Mr Simon Edwards, McCartneys LLP, 11 High Town, Hay-On-Wye, HR3 5AE.**