



Land at Huntington Lane, Hereford HR4 0FF

 **Sunderlands**
Residential Rural Commercial

Promap
LANDMARK INFORMATION



**Land at Huntington Lane,
Hereford
HR4 0FF**

**For Sale by Online Auction
On Thursday 17th October 2024
Bidding commences 10 am until 4 pm**

Summary of features

- Approximately 3.5 acres of pasture land with extensive roadside frontage
- Situated on the western fringe of the city
- Situated adjacent to current housing allocation

**Auction Guide Offers in
excess of £300,000**

Ref: John Dillon/Tara Boulton

Situation:

The land is situated alongside Huntington Lane, the link road between Three Elms Road and Kings Acre Road. Adjoining land is currently the subject of both allocation and application for a large housing development, it is therefore an undeniably medium term opportunity for change of use from agricultural to potentially residential, subject of course to the usual planning process.

Description:

A predominantly level area of pasture land with good roadside access and frontage extending to approximately 3.58 acres (1.45 hectares).

Planning:

There is no history of Planning Applications or Pre-Application advice in respect of the site. All purchasers/developers should make their own enquiries, judgements and assessments.

Overage:

The land is currently the subject of an Overage of 25% for a change of use that provides an enhanced value. The Overage has 8 years unexpired. Full details available upon request.

Services:

All mains city services are available nearby. Purchasers should make their own enquiries.

Sporting, Timber & Mineral Rights:

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

Basic Payment Scheme:

There are no Entitlements attached to the land and no Stewardship arrangements.

Footpaths & Rights of Way:

There are no footpaths or rights of way across the land.

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.

Mode of Sale:

The property is to be offered **For Sale by Online Auction on Thursday 17th October 2024. Bidding commences at 10 am until 4 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 Vendor's Solicitors within one working day of the Auction, with the balance of the money payable within 28 days.

<https://onlineauctions.sunderlands.co.uk>

Boundaries:

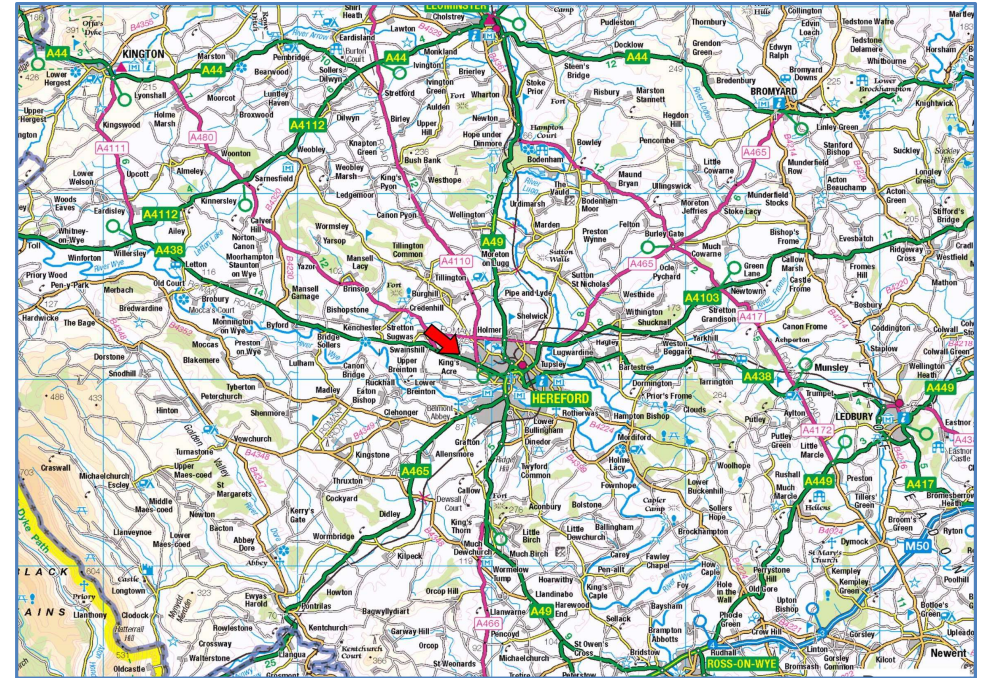
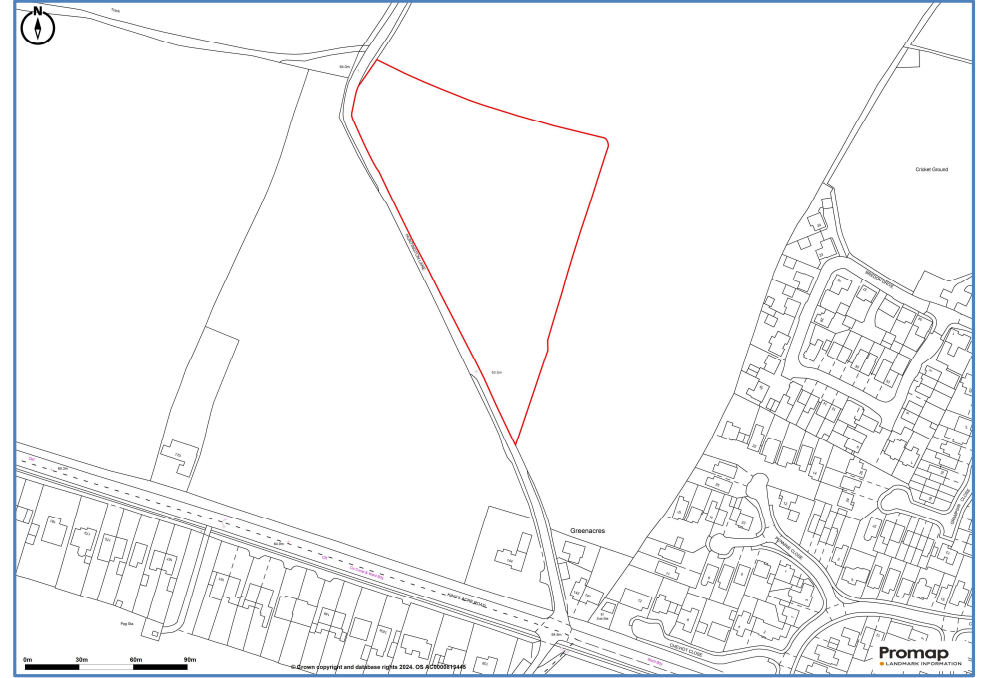
The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

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 are subject to change.

Local Authorities & Public Utilities:

Herefordshire Council, Plough Lane, Hereford HR4 0LE



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Three Elms

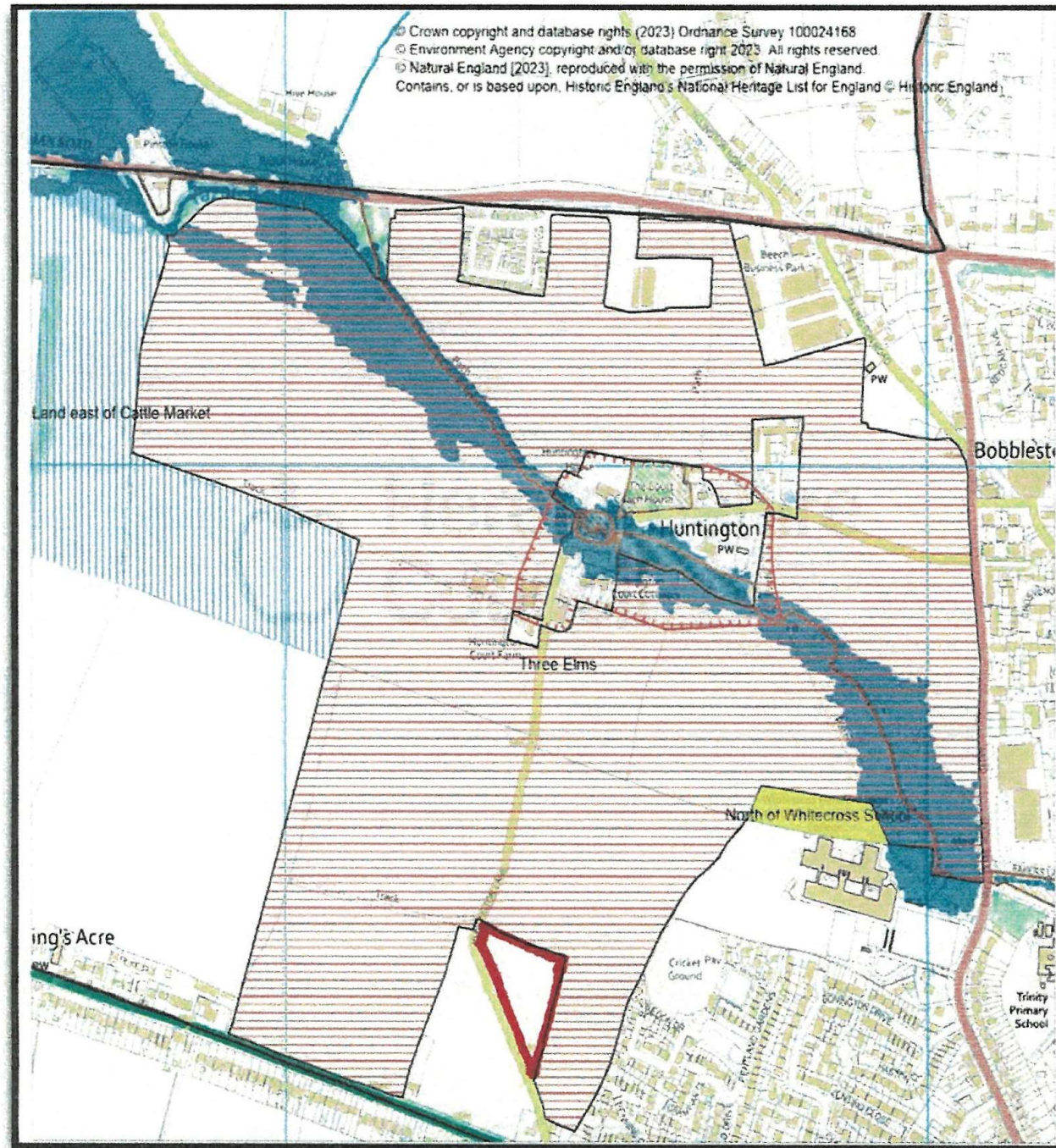
Key

-  Strategic Mixed Use Site
-  Strategic Employment Site
-  Settlement Boundary
-  Flood Zone 3
-  Site of Importance in Nature Conservation
-  Safeguarded Area For Education
-  Conservation Area

Sustainable urban extension at Three Elms

Note: For minerals information please consult the Minerals And Waste Local Plan interactive map

Scale 1:7,500



Welsh Water, Pentwyn Road, Nelson, Treharris, Mid Glamorgan

National Grid, Skylon Park, Rotherwas, Hereford.

Agent's 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 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:

Proceed out of Hereford on the A438 Hay/Brecon Road continuing up Whitecross Road. Continue over the roadabout into Kings Acre Road. Follow this road for approximately 1/3 of a mile turning right into Huntington Lane, where the land will be located on the right hand side.

What3Words:

The what3words for the land is:
footpath.splat.layover
Postcode: HR4 0FF

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.

Tenure:

The site is freehold and will be sold with vacant possession.

Sunderlands

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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.

