

# Land at Llangarron

Ross-on-Wye, Herefordshire, HR9 6NX



For Sale | Codes 11704 and 11705

[brutonknowles.co.uk](https://brutonknowles.co.uk)

# Land at Llangarron, Ross-on-Wye, HR9 6NX



Lot 1 – Approx. 22.03 acres - **GP £220,000** Lot 2 – Approx. 72.35 acres – **GP £725,000** Freehold

An opportunity to acquire a block of excellent productive arable and pastureland in an unspoilt rural location.

The land is located to the west of Ross-on-Wye (8 miles) and Hereford (14 miles)

For sale in two lots

**Lot 1: Approx 22.03 acres (8.91 ha) arable**  
Guide Price £220,000.

**Lot 2: 72.35 acres (29.28 ha) arable and pastureland with a lake**  
Guide price £725,000.

## Introduction

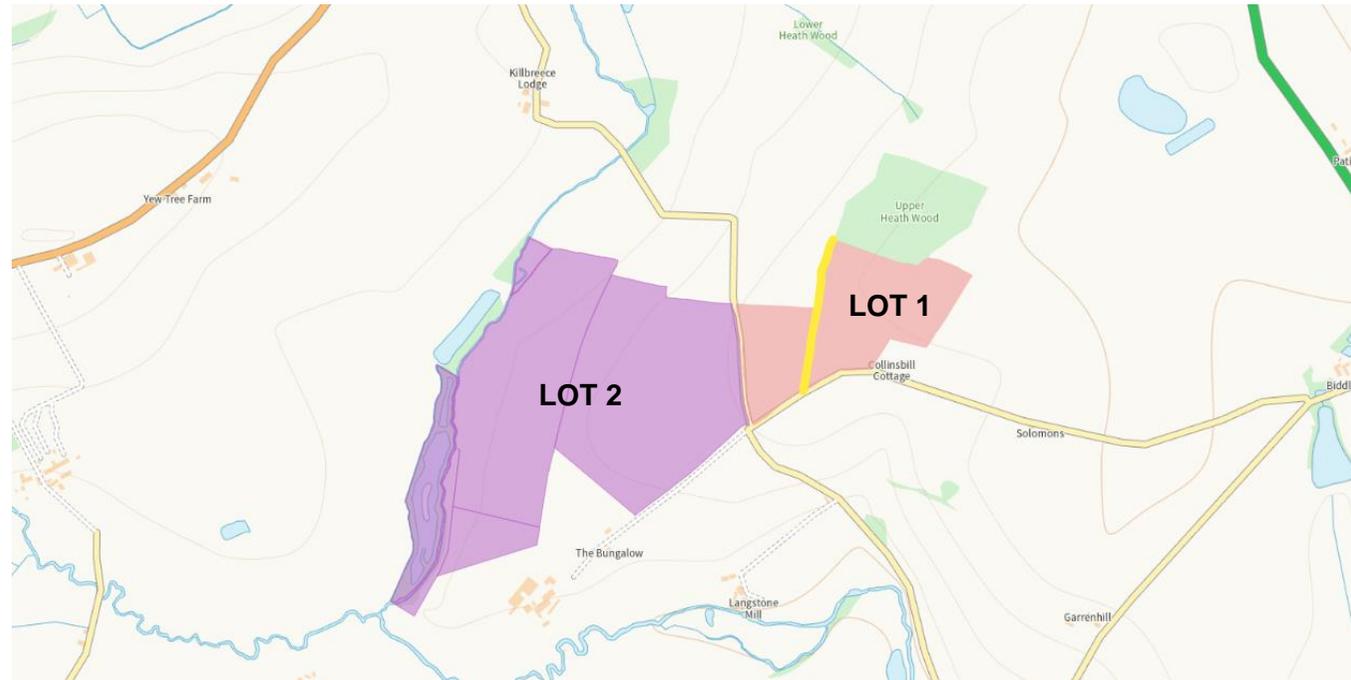
Bruton Knowles are delighted to receive kind instructions to offer for sale by The Executors of the late Mrs Josephine Ball, approximately 94.38 acres of land available in 2 Lots at Trehumfrey Farm, Llangarron near Ross-on Wye.

Both lots offer excellent productive land, capable of growing potatoes.

## Description

**Lot 1 – Guide Price £220,000**

Approximately 22.03 acres of Grade 1 and 2 arable and pastureland. The fields have direct road access from the from the lane to Biddlestone.



**Lot 2 – Guide Price £725,000**

Approximately 72.35 acres of Grade 2 and 3 arable land together with a lake, smaller pond and surrounds extending to about 6 acres. In the past this has been used as a fly-fishing facility but has been undisturbed for the last 7 years.

This offers the potential for angling related diversification, or to enjoy the wildlife and conservation aspects, with the possibility of an income from participating in environmental schemes.

## Services

None.

## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

The track marked in yellow on the plan is a right of access reserved to third party land.

## Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

# Land at Llangarron, Ross-on-Wye, HR9 6NX



Lot 1 – Approx. 22.03 acres - GP £220,000 Lot 2 – Approx. 72.35 acres – GP £725,000 Freehold

## Contact:

**Charlotte Ibbs**

Partner – Head of Rural

**M:** 07484 915723

**E:** charlotte.ibbs@brutonknowles.co.uk

**Ben Owen**

Rural Officer

**M:** 07719 092907

**E:** ben.owen@brutonknowles.co.uk

## Leominster office:

Easters Court, Leominster,  
Herefordshire, HR6 0DE

**T:** 01568 610007

Subject to Contract – April 2025

## Local Authority

Herefordshire Council

## Viewings

Please contact the agents to arrange a viewing on 01568 610007.

## Tenure

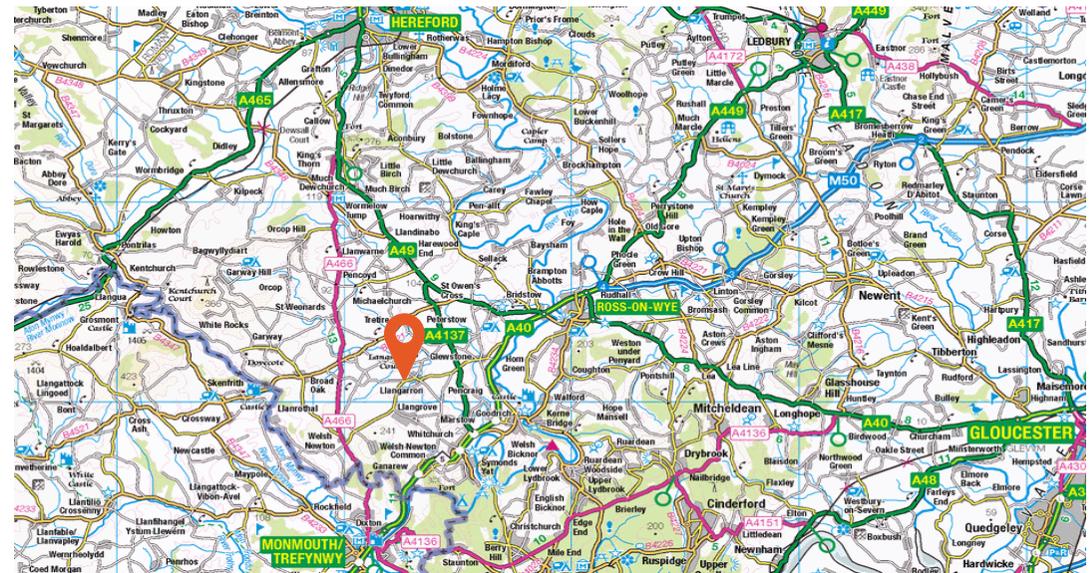
Vacant possession to be given on completion.

## Method of Sale

Private treaty.

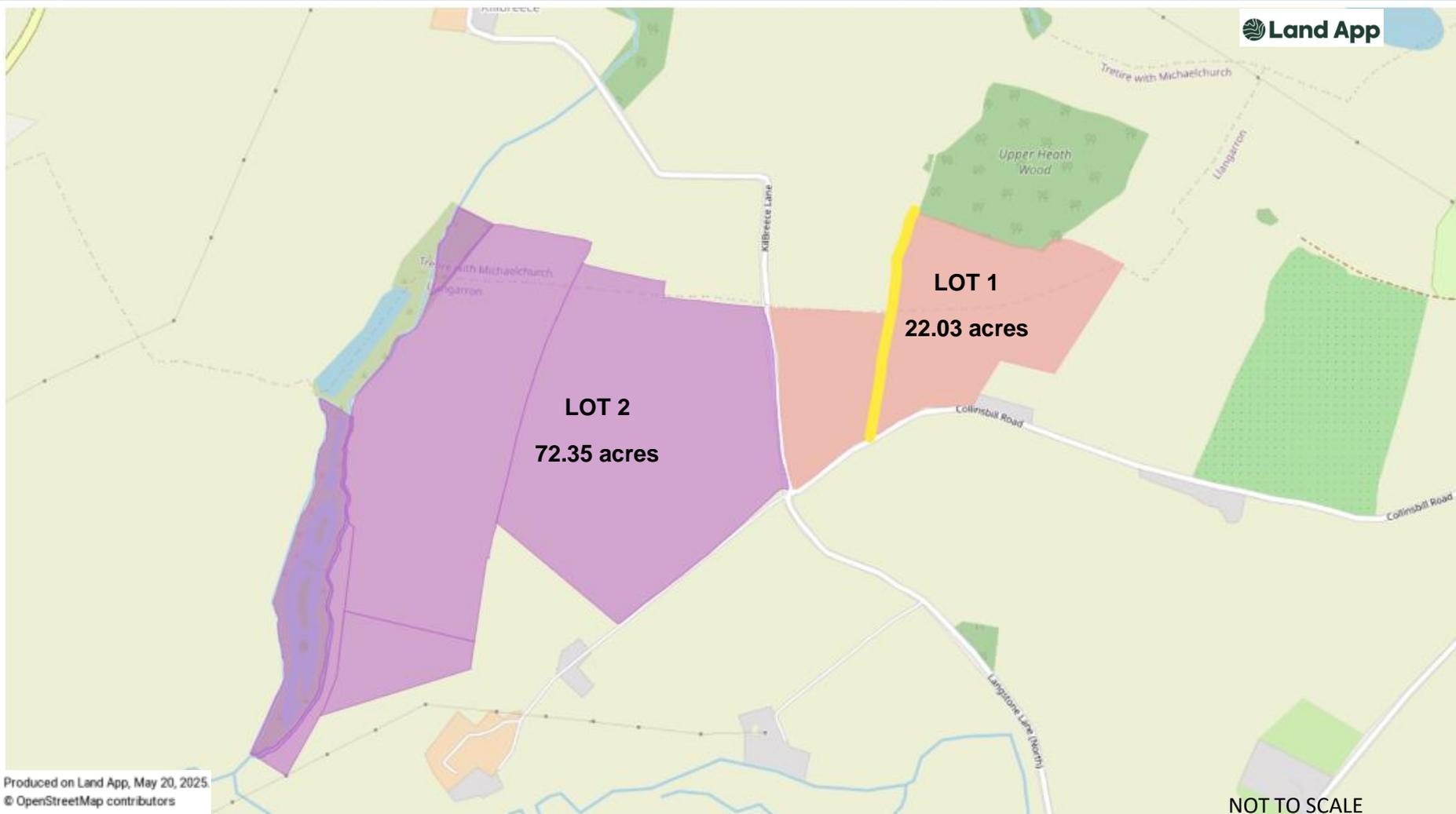
## Directions

From Hereford, take the A49 road south for about 10 miles until the A4137 junction signed for Symonds Yat and Monmouth. Take the A4137 for about 2 miles past St Owen's Cross, take the right turn for Biddlestone, Langstone and Llangarron. After about 300m take the right-hand fork, follow this lane to the end until reaching the T junction, where the farm drive will be directly in front of you.



# Land at Llangarron, Ross-on-Wye, HR9 6NX

/// what3words ///pinches.irritate.shrugging



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale | Code 11704 and 11705

brutonknowles.co.uk