

# Arkwright Owens

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FOR SALE

**ORCHARD**

**GINHALL LANE MADLEY, HR2 9LU**



**AN OVER GROWN ORCHARD FORMERLY USED FOR HORTICULTURAL ACTIVITIES**

**0.83 ACRE (0.35 HECTARES)**

**GUIDE PRICE £26,000**

**VIEWING BY APPOINTMENT ONLY—CONTACT: 01432 267213**

**[herefordshireproperty.COM](http://herefordshireproperty.COM) [worcestershireproperty.COM](http://worcestershireproperty.COM) [monmouthshireproperty.COM](http://monmouthshireproperty.COM) [powysproperty.COM](http://powysproperty.COM)**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties: statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

## **LOCATION**

The village of Madley lies 6 miles south west of the City of Hereford, with its own Primary School & nursery and a secondary school at the nearby village of Kingstone. Madley has a shop, with a take away service, and two public houses, a hairdressers and a bus service to the city of Hereford and neighbouring villages of Clehonger and Thruxton. St. Mary's Church is the outstanding building in the village and for recreation Madley has its own 9 hole golf course, a tennis club with public footpaths across Duchy farm land. Hay-on-Wye is 13 miles away, famous for its literary festival.

## **DESCRIPTION**

An overgrown former orchard has a right of way to access the unmade up track to the 0.83 acre (0.35 Hectares). The Orchard has been overgrown for the last 18 years or so, since then late family members used the land for growing vegetables for sales of work on behalf of Madley Church. The orchard would be suitable for horticulture or for keeping a pony or a flock of sheep, rare breeds, or an outdoor play area. The field has a post and pig wire fence to the north and east boundaries and the lane access has a yellow gate with overgrown frontage to the track. The south boundary has a line of trees forming a boundary to the track.

## **DIRECTIONS**

From Hereford take the A465 and follow signs for Clehonger and Madley. Upon entering Madley take the first left turn before the Red Lion Public House, and past the village shop. Follow the road around the church yard wall and continue straight on and pass Church Croft on the left hand side, and Pantile lane and after nine other houses fronting Brampton Road, there is an unmade track adjacent to Rose Bank cottage and Gitnal House (approximately 750m from the centre of the village).

## **ORDNANCE SURVEY REFERENCE – S04138SE – FIELD NO: 8135**

## **SERVICES**

There are no services.

## **GUIDE PRICE**

£26,000 (twenty six thousand pounds).

## **TERMS OF SALE**

The property is offered for sale on an unconditional basis, subject to contract only.

## **PROOF OF FINANCE**

Proof of Finance will be required before any offers are accepted and a non-refundable fee of £600:00 will be payable as a deposit bond, should the potential buyer changes their mind. The deposit is to cover the vendors abortive legal costs.

## **VIEWING**

Please register to view the land. Viewings are strictly by appointment through Arkwright Owens, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Julian Owens (07855) 744821. View the land at your own risk.

## **AGENTS NOTE**

Arkwright Owens have not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. HR JTJO/AO/28/06/2019.

