



Jays Green Meadow Yard Upton Bishop, Ross-on-Wye, Herefordshire

Useful yard formerly used as Highways contractors' site situated alongside the M50 and easily accessible from Ross on Wye



- Excellent location close to Junction 3 of the M50 •
- Direct access from council highway •
- Hard surface base throughout forming useful yard site •
- Approximately 0.44 Acres (0.176 Hectares) •



Jays Green Meadow Yard

Upton Bishop, Ross-on-Wye, Herefordshire, HR9 7UH

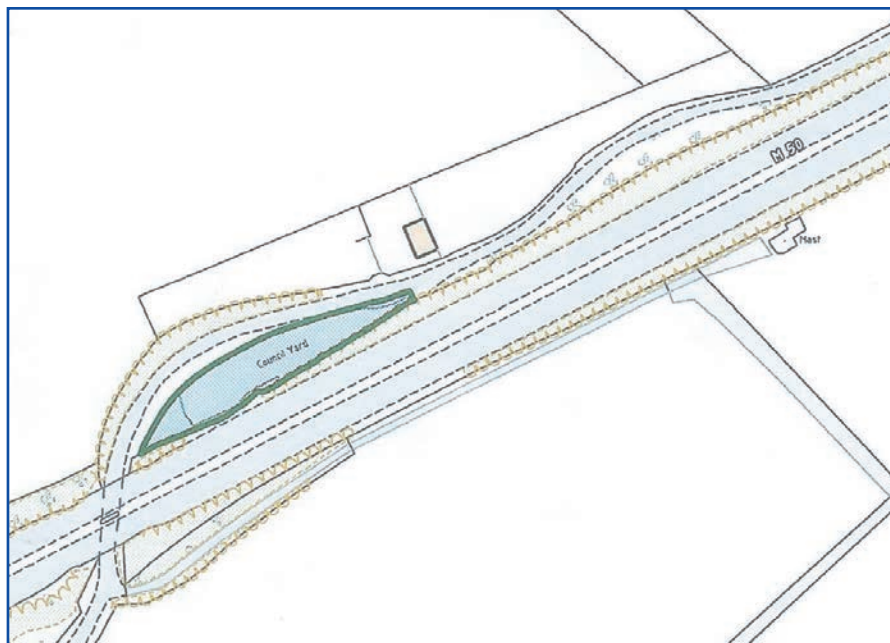
A useful yard area, formerly used as Highways contractors depot yard, with excellent access via an unclassified lane to the B4221 & Junction 3 of the M50.

Ross-on-Wye – 6.5 miles

Ledbury – 12 miles

Hereford – 20 miles

- Excellent location close to Junction 3 of the M50
- Direct access from highway
- Hard surface base throughout
- Compact site with potential for alternative uses (subject to the relevant planning consent)
- Approximately 0.44 Acres (0.176 Hectares)



Location & Situation

The site is situated adjacent to an unclassified council lane connecting to the B4221, which runs between Gorsley and Upton Bishop. Junction 3 of the M50 is very close by, with the site being situated directly to the north of the M50.

Description

The site comprises of a mainly level, tapering storage yard site, adjacent to the north side of the M50. An earth bund and hedge divides the site from the council highway. The site has formerly been used as a Highways contractor's yard and is vacant apart from some piles of aggregate. A hard surface base of stone or tarmac is laid throughout, with a small area of trees on the western boundary.

The site extends to approximately 0.44 acres (0.176 hectares).

Services

There are no mains services directly connected to the land that the vendors are aware of. It is for any interested party to investigate and satisfy themselves on the ability to connect to any services they require.



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Sale Method

The site is offered for sale by Informal Tender. The vendors are not obliged to accept the highest, or any offer made. Please see the attached Tender Information Letter and Tender Form. The vendors and selling agent reserve the right to sell the site by any other method to conclude the sale process at a later stage.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any private and public rights of way, which may exist, whether they are specifically referred to in these particulars or not.

Covenants

The property will be sold subject to a covenant permanently prohibiting any residential use or occupation.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. The site can only be viewed from the entrance gateway as is currently secured.

Directions

From Ross-on-Wye proceed north-east on the M50. Take the next exit (Junction 3 signposted 'Newent'). Turn left at junction onto the B4221 signposted 'Upton Bishop'. Take the next left turn after a very short distance signposted 'Linton'. Continue on this unclassified council lane the site is within 0.5 mile on the left hand side.

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared September 2015.