



Land North-East of Lucton School
Lucton, Leominster, Herefordshire, HR6 9PN

jackson
property

£200,000

Approx 17.1 acres of agricultural land | Adjacent to Lucton School | Road Frontage & access onto the B4362 | Possible investment opportunity with Lucton School

Description

Approx 17.1 acres of agricultural land for sale. Title Number: HE56191.

Previously used by Lucton School. The land is agricultural land, with planning permission in the sole name of Lucton School. Planning Permisson Number for reference - 151265

The land is for sale by informal tender, with close of bids on Thursday 15th April 4pm.

Agent Notes & Tender

The land has planning permission granted, in the sole name of Lucton School, for sporting activities. Lucton School would be interested in leasing the land back, if a purchaser wishes to obtain a commercial agreement. For further information please contact Bill Jackson.

The land is for sale by informal tender. Please contact the agent for the information required.

Tender Bid Close Thursday 15th April 4pm.

Services

Any purchaser must satisfy themselves as to the availability. Mains Water is adjacent to the access gate.

Solicitors

The sellers will look to instruct Harrison Clarke & Rickerbys

Viewings

Viewings are by site inspection, The entrance is opposite the driveway to the Vicarage.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment. All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

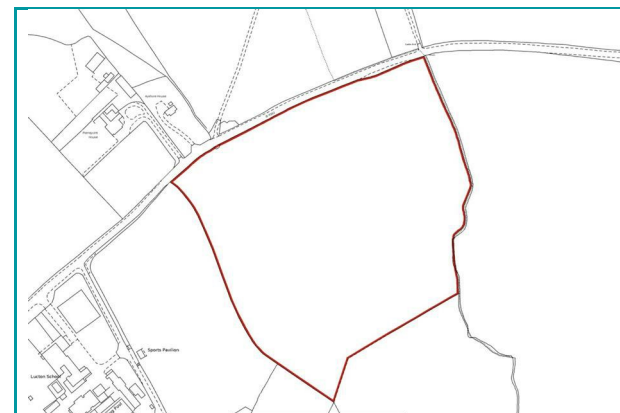
A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place. We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property. You will be asked to take your PPE away with you for safe disposal. You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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