

# LAND AT MORETON ON LUGG

Guide price: £80,000  
(Best and final offers)



“A parcel of land in a popular village”

Moreton on Lugg, Herefordshire

Here's a great opportunity to purchase a parcel of land extending to just over 2 acres (TBV) on the edge of the village of Moreton on Lugg, just north of Hereford city.

- Approx 2 acres of land (TBV)
- Popular village
- Flat land
- Convenient to Hereford
- On edge of residential area





The land is fenced and currently laid to grass, having been a home to horses earlier in the year. There is vehicle gate access, a small shed and is also served by an electricity supply.

The paddock is extremely well located on the edge of this popular village, making it convenient to Hereford city as well as to the village itself.

**Area:** Moreton on Lugg is a popular village to the north of Hereford with good road access and bus links to the city. It has always been a community which is full of life with a friendly atmosphere, and now the recent addition of a housing development to the area means that this is especially true. The village is served by a Post Office and local shop to provide all of life's essentials.

**At a glance:**

Tenure:	Freehold
Services:	Electricity
Service charges:	Nil
Covenants:	2% uplift on future development
Access:	Vehical gate access



**Note:** All measurements, areas and diagrams contained in this brochure are for illustration purposes only and buyers should verify all information via their solicitor.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.