



Merrivale Wood Fernbank Road, Ross on Wye, HR9 5RU



Sunderlands
Residential Rural Commercial



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Merrivale Wood Fernbank Road Ross on Wye HR9 5RU

For Sale by Informal Tender

Tenders to be recieved by 12 noon on
Thursday 30th October 2025

Summary of Features

- About 11.2 acres of woodland
- Mixed woodland
- Good roadside access
- Conveniently located just outside Ross-on-Wye
- Possible recreational opportunities

Tender Guide £90,000

Ross on Wye Centre 1 Mile |
Hereford 18 Miles | Ledbury 19
Miles

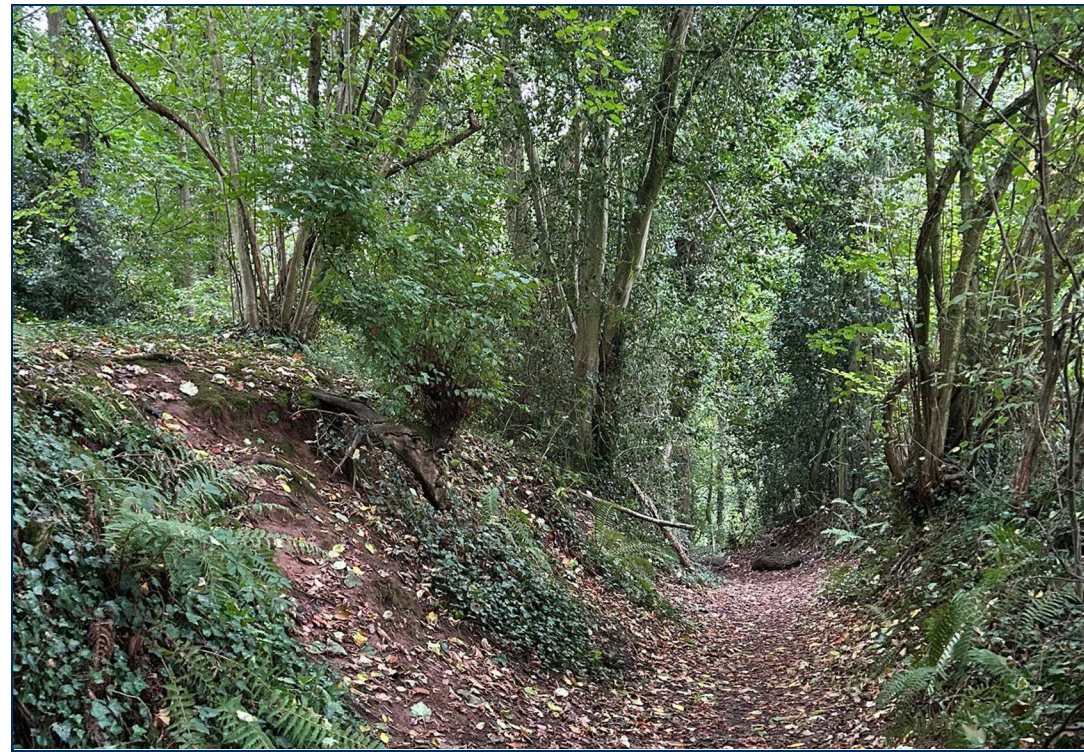
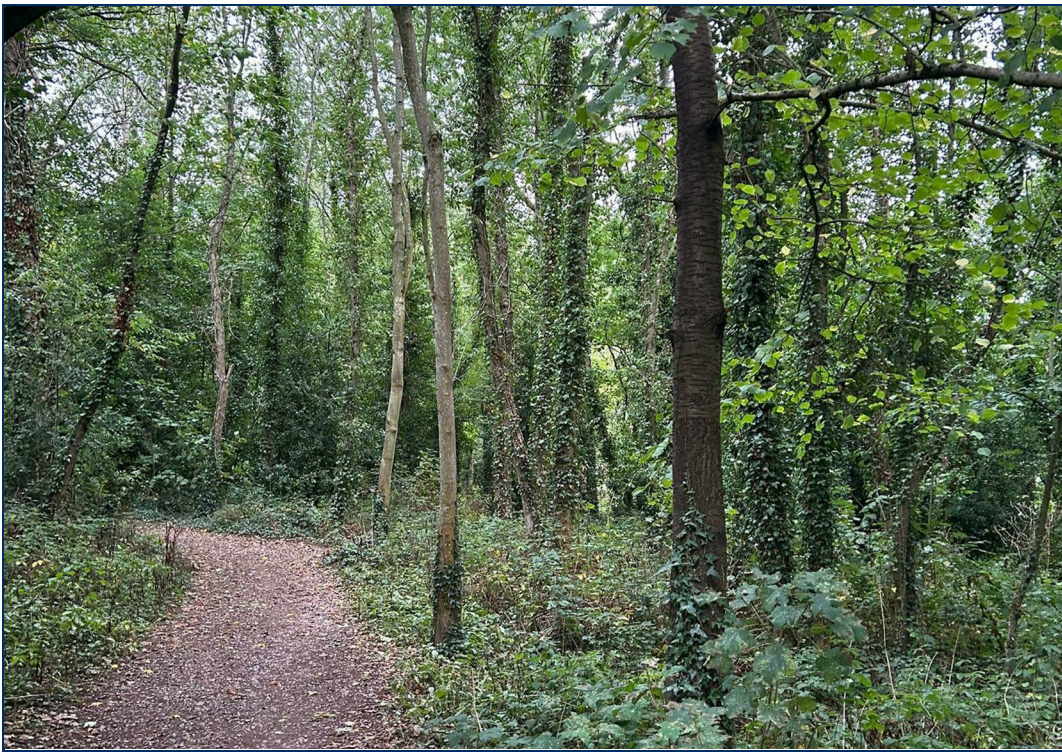
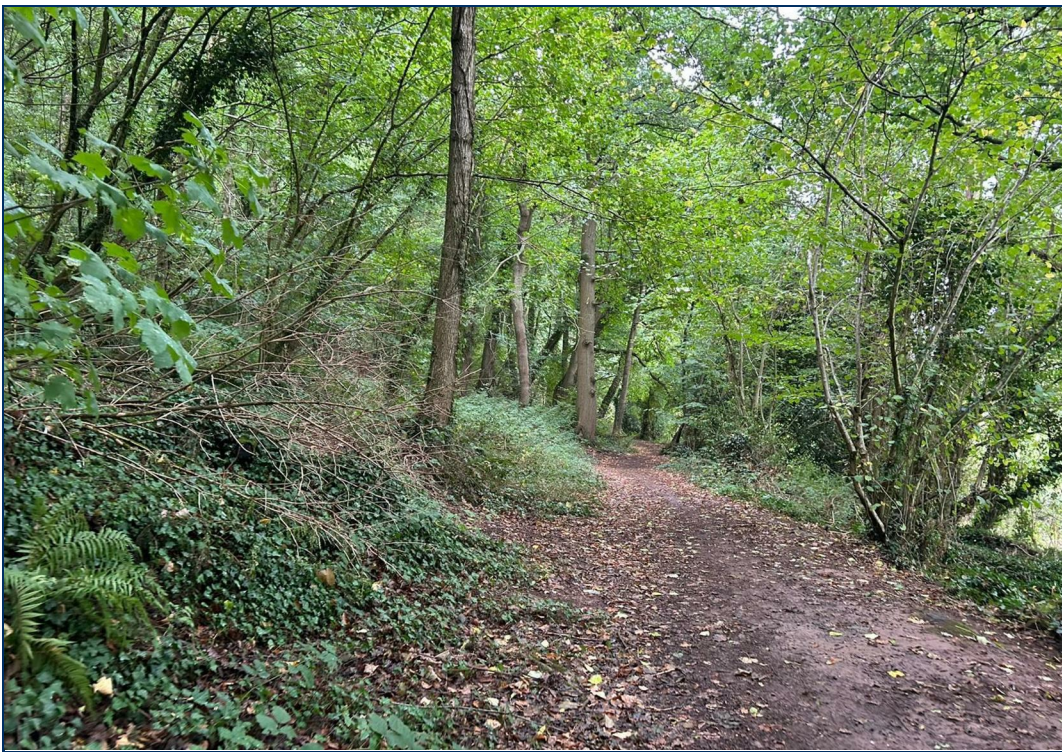
Description

Merrivale Wood extends in total to about 11.21 acres (4.5 ha). The woodland benefits from elevated views over the Market Town of Ross-on-Wye and provides a tranquil escape from the busy town. We understand the woodland has been actively used by the public during its designation as a Local Nature Reserve. Positioned on the edge of Ross-on-Wye, the land is expected to be delisted as a Local Nature Reserve as part of the sale. This presents an excellent opportunity for future diversification, subject to obtaining the necessary planning consents.

The woodland is closely located to large housing settlements, and provides a potential purchaser with the perfect business opportunity to set up a recreational site, subject to obtaining all necessary consents. The woodland is hugely popular with the residents of the town and there is a fantastic opportunity awaiting a potential purchaser to make the woodland a special visitor attraction. The environmental and ecological value of the woodland is desirable, particularly in light of the growing emphasis on carbon footprint reduction. This is a highly versatile parcel of land, offering potential not only for environmental benefit but also for recreational and amenity-based uses.

Merrivale wood is classified as ancient woodland and exhibits two distinct vegetation types: the western two-thirds are dominated by oak and ash, while the eastern section features old ash, wild cherry, and sycamore trees. Merrivale Wood is part of a larger ancient woodland area. This area provides crucial habitats for various bird species, including blackcaps and marsh tits. During summer, we understand you can find common woodland butterflies along open glades and woodland margins.





Situation

The woodland is located in South Herefordshire, within walking distance of the market town of Ross-on-Wye, which offers a variety of amenities including hotels, restaurants, and cafés. Access to the site is via a lane off Fernbank Road, situated just south of Ross-on-Wye. A public footpath runs along the eastern boundary of the woodland.

Tenure

We understand that the property is freehold with vacant possession upon completion.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining the boundaries of ownership thereof.

Wayleaves, Easements & 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. We understand there is a public footpath crossing through the Woodland.

Planning

No planning enquiries have been made.

Local Authority & Public Utilities

Herefordshire Council, Plough Lane, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

National Grid, Ludlow, SY8 1FN

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Stewardship Schemes

We understand that the land is not currently entered into any environmental schemes.

Sporting Timber & Mineral Rights

All standing timber or any sporting rights, if owned, are included in the sale.

Access

Access is direct from the Public Highway.

Designations

We understand as part of the sale the woodland will be delisted as a Local Nature Reserve and thereafter public access will no longer be mandatory other than the existing Public Footpath.

Mode of Sale

The property is for sale by Informal Tender. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only and should include a statement of intent for the proposed use of the land. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for Merrivale Wood" addressed to: Katie Bufton, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ or via email to k.bufton@sunderlands.co.uk. The Tender Document must be received by 12 noon on Thursday 30th October 2025.

Money Laundering

As a result of anti-laundering legislation Prospective purchasers will need to show proof of ID (photo ID for example passport or driving licence and residential ID for example current utility bill).

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.



Directions

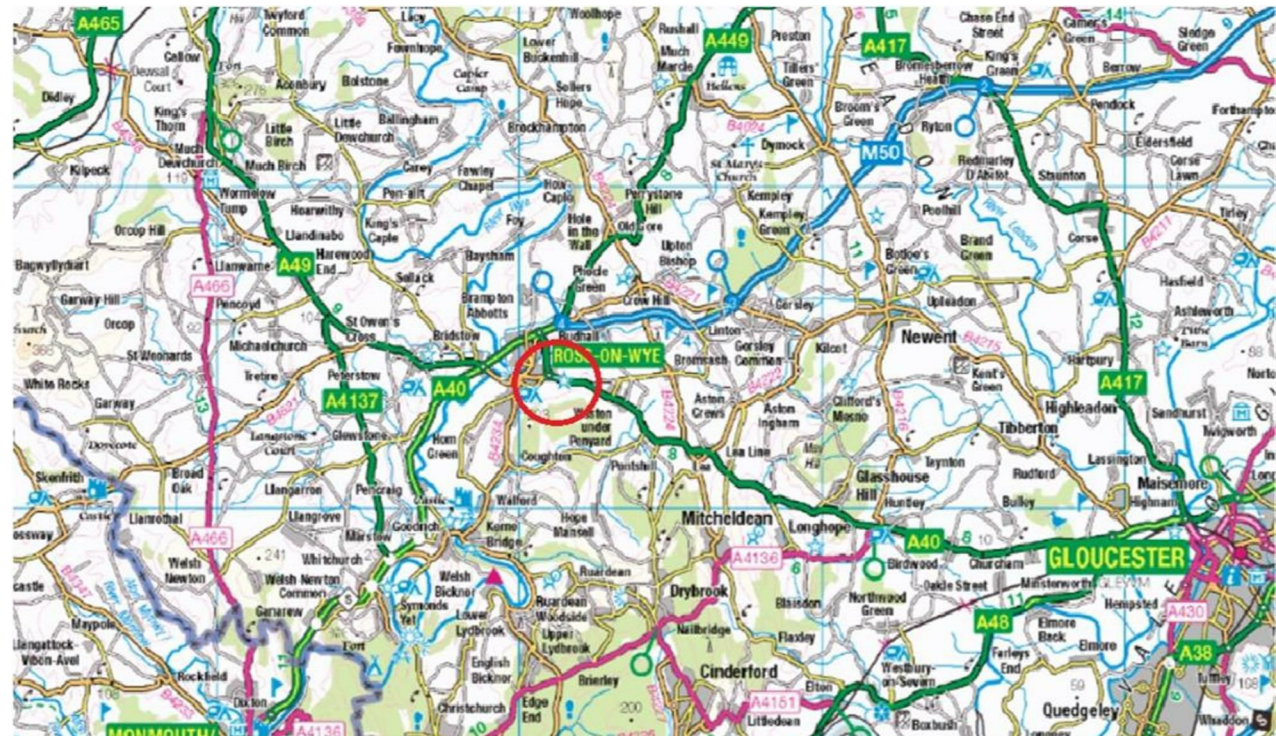
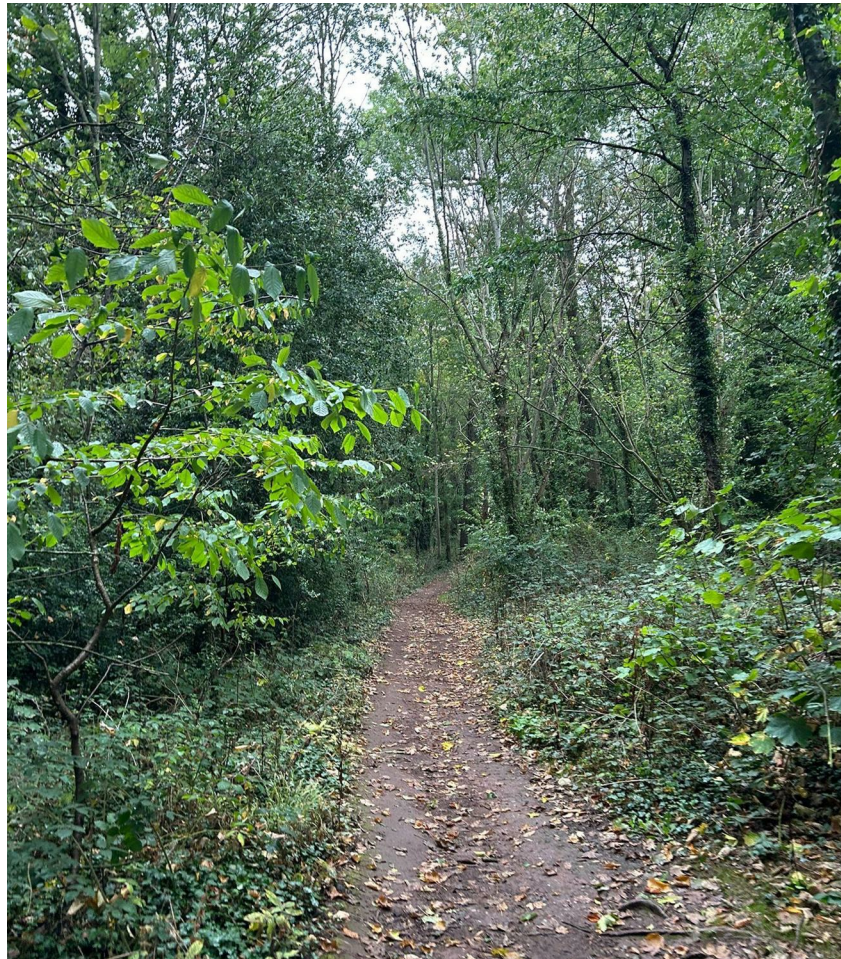
From Ross-On-Wye take the B4234 south then at a cross roads take a left hand turn down Eastfield Road then directly after a right hand turn down Fernbank road continue on for 0.3 of a mile and the woodland will be on your left hand side.

Viewing

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking.

What3Words:

W3W///term.weeks.calendars





Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay-on-Wye, Herefordshire, HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.