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THE AUCTION



Old Wesleyan Chapel, Harp Yard, Kington, Herefordshire, HR5 3BJ

Auction Guide
£50,000

****FOR SALE BY PUBLIC AUCTION ON THURSDAY MAY 17TH 2018 AT 6PM AT LUCTONIANS SPORTS CLUB, KINGSLAND, HR6 9SB****

A unique opportunity to acquire a substantial stone three storey Grade II listed chapel in the heart of Kington but tucked away in a quiet courtyard position. Having previously been used as a chapel and subsequently as a grain store but for the last few decades has sat vacant. Planning permission was granted in 2008 to convert in to 9 x 1 bedroom apartments and was further updated in 2012 and expired in 2015. The



Introduction

This substantial listed building is enormous and set over three floors and has been empty and unused for many years but has previously had planning permission passed by Hereford Council in 2008 and updated in 2102. The original planning permission reference DCNW2008/1714/F was started so is deemed to be extant although subsequent amendments were made to the planning under application N121452 which were passed but have never been started.

All documentation for the site can be found on Herefordshire Planning website using most recent application number.

THE SALE DOES NOT INCLUDE THE REMAINING LAND AS THIS IS BEING RETAINED BY THE CURRENT OWNER. THEY MAY CONSIDER AN OFFER FOR THE LAND AFTER THE AUCTION.

Plan

The attached plan edged red shows the extent of the land being sold with the property. The two parking spaces to the right hand side (as you face the front of the building) were sold off on a 120 yr lease in 1980 and are included in the freehold title and form part of the sale. We understand that there is both pedestrian & vehicular access through Harp Yard but there is no provision for parking but the owners will allow temporary

access through the land to the rear to assist the development.

Services

All mains services are either on site or in close proximity.

Method of sale

The property is to be sold by public auction on Thursday 17th May at 6pm sharp. The successful bidder will be required to sign the contract and pay a 10% deposit on the evening with completion and the balance paid 28 days later.

Auction pack & solicitors

The auction pack will be available for inspection at least 7 days before the auction.

Solicitor: Mr Matt Hayes at Harrison Clark Rickerbys, Thorpe House, 29 Broad Street, Hereford HR4 9AR

Tel: 01432 349662

Email: mchayes@hcrlaw.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

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Harp Yard
Kington
Herefordshire
HR5 3BJ

Summary

- Substantial Wesleyan Chapel
- Development opportunity
- Variety of possible uses
- Residential planning potential
- PP passed in 2012 for 9 flats
- INCREDIBLE OPPORTUNITY

Call Leominster 01568 610310

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