



White House Farm, Upper Hardwick
Pembridge, Herefordshire, HR6 9HE

johnamos
& COLTD

BK Bruton Knowles

White House Farm at Upper Hardwick, Pembridge, Herefordshire, HR6 9HE

Guide Price £500,000

Approximately 10.45 acre smallholding, useful range of outbuildings, five bedroom detached residence, rurally located away from main roads.

For Sale by Public Auction on **Tuesday 31st May 2022**



INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer a 10.45 acre smallholding at Upper Hardwick, Pembridge, Herefordshire, HR6 9HE for sale by Public Auction.

DESCRIPTION

This detached house stands within its own boundary and extends to 10.45 acres or thereabouts in the hamlet of Hardwick close to the renowned Pembridge village and offers a range of outbuildings, gardens around the house and 10 acres of land; two fields are currently planted to Winter Wheat and the remainder in pasture and pasture orchard.

The accommodation is in need of considerable refurbishment and modernisation, but the current accommodation comprises of:-

Ground Floor:-

Front door with exterior enclosed glazed porch.

Lounge (4.57m x 3.77m) with brick fireplace.

Morning room (3.01m x 4.07m) with French doors to garden.

Back Kitchen (3.07m x 2.01m)

Main kitchen (1.97m x 4.64m) single storey side extension with range of fitted units.

Bathroom and Shower room.

First Floor:

There are two separate sets of stairs and the first floor remains arranged in two separate parts which do not interconnect at the first floor level.

West end section - three bedrooms:

Front double	(5.24m x 3.23m)
Single	(2.14m x 2.76m)
Rear Centre	(2.79m x 2.65m)

East end section – two bedrooms:

Front double	(3.01m x 4.24m)
Rear small double	(3.29m x 2.85m)

OUTSIDE

The property is approached by a private driveway and lies approximately 50 metres off a quiet Council by-way and arrives into a useful turning and parking area with a hardcore yard and opposite the house lies some useful buildings including:-

Garage - single timber and corrugated steel sheet clad.

Barn - useful timber framed 2 bay full height barn clad in timber and corrugated steel sheet (4.1m x 9.30m) with timber lean-to to rear.

Barn – further brick and asbestos cement roofed barn.





LAND

The land is split into several useful sized fields and paddocks with two being currently cropped to arable and remainder in traditional pasture and orchard. The land wraps beautifully around the house and is ideal for equine for keeping livestock.

BASIC PAYMENT SCHEME

The entitlements are not included in the sale but maybe available to purchase separately.

SERVICES

Mains electricity and water and private drainage.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

BOUNDARIES

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

METHOD OF SALE

The property is to be offered for sale by Public Auction (unless previously sold) on Tuesday 31st May 2022 at 6p.m. at the **Red Lion, Pembridge, HR6 9DS**. Auction Contracts will be available at the Vendor's Solicitors and Agents' offices for 7 days prior to the Auction.

For any enquiries of a legal nature please contact the Solicitors, see details below.

N.B. Please note prospective purchasers are deemed to have read and inspected the Contract of Sale as prepared by the Seller's Solicitors. The detail provided in these particulars is for guidance only and should not be relied upon.

The successful purchaser will be required to pay a 10% deposit on the fall of the hammer and the remaining 90% will be payable upon completion.

COMPLETION

Completion is scheduled for Tuesday 28th June 2022.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the land at Auction should bring with them either their passport, driving licence or other means of photographic identification.

VIEWING

Viewing of the property is strictly by appointment through John Amos & Co. on 01568 610007. For further information regarding these particulars please contact John Amos & Co. on 01568 610007. Open viewings will be planned.

AGENTS

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SOLICITORS

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LOCAL AUTHORITY

Herefordshire Council

DIRECTIONS

From Leominster, take the A44 towards Pembridge and about half a mile before the village of Pembridge, turn left towards Upper Hardwick. Continue to follow the road around to the right and after just over half a mile, White House is situated on the righthand side with the Agent's For Sale sign.

