



LAND AT STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE

Guide Price £5,000

Approximately 0.11 acres of land within the village of Stoke Prior, Leominster.

FOR SALE BY PUBLIC AUCTION AT 6 P.M ON THURSDAY 10TH SEPTEMBER 2015 AT HEREFORD ROWING CLUB, 37 GREYFRIARS AVENUE, HEREFORD, HR4 0BE

THE AUCTION

johnamos & Co

01568 610007
johnamos.co.uk

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INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale by Public Auction (unless previously sold) approximately 0.11 acres of accommodation land located at Stoke Prior near Leominster.

DESCRIPTION

The land is situated within the village of Stoke Prior and was a former Orchard/Garden adjacent to the Village Hall. The area is overgrown and the internal boundaries are not fenced.

ACCESS

The plot has good road frontage but no current vehicular access which will need to be constructed by the Purchaser (which may require planning consent).

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.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is 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.

SERVICES

None connected.

TENURE

The land is sold Freehold with vacant possession upon completion of sale.

METHOD OF SALE

The land is to be offered for sale by Public Auction (unless previously sold) on Thursday 10th September 2015 at 6 p.m. at Hereford Rowing Club, 37 Greyfriars Avenue, Hereford, HR4 0BE. Auction Contracts will be available at the Vendor's Solicitors and Agent's 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 sellers's Solicitors. The detail 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 has been scheduled for Thursday 8th October 2015 (this may be earlier by agreement).

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 may take place at any reasonable time upon production of these particulars. For further information regarding these particulars, please contact John Amos & Co on 01568 610007.

AGENTS

John Amos FRICS FAAV

John Amos & Co
Lion Court
Broad Street
Leominster, HR6 8LE

Tel: 01568 610007

SOLICITORS

Pat Smith
Gotelee Solicitors
6 Church Street
Hadleigh, IP7 5DU

Tel: 01473 822102

DIRECTIONS

From Leominster, take the A44 towards Bromyard and turn right to Stoke Prior. Just past the Lamb Inn take the left fork and the land is on the right immediately after the Village Hall as indicated by the Agent's For Sale boards.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. **AUCTION PROPERTIES:** Please note that the Guide Price represents the Sellers minimum price expectation. The Seller will agree a reserve price with the Auctioneer, which can be higher or lower than the Guide Price. This reserve is normally agreed on the day of the auction and is confidential. Details Prepared July 2015



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