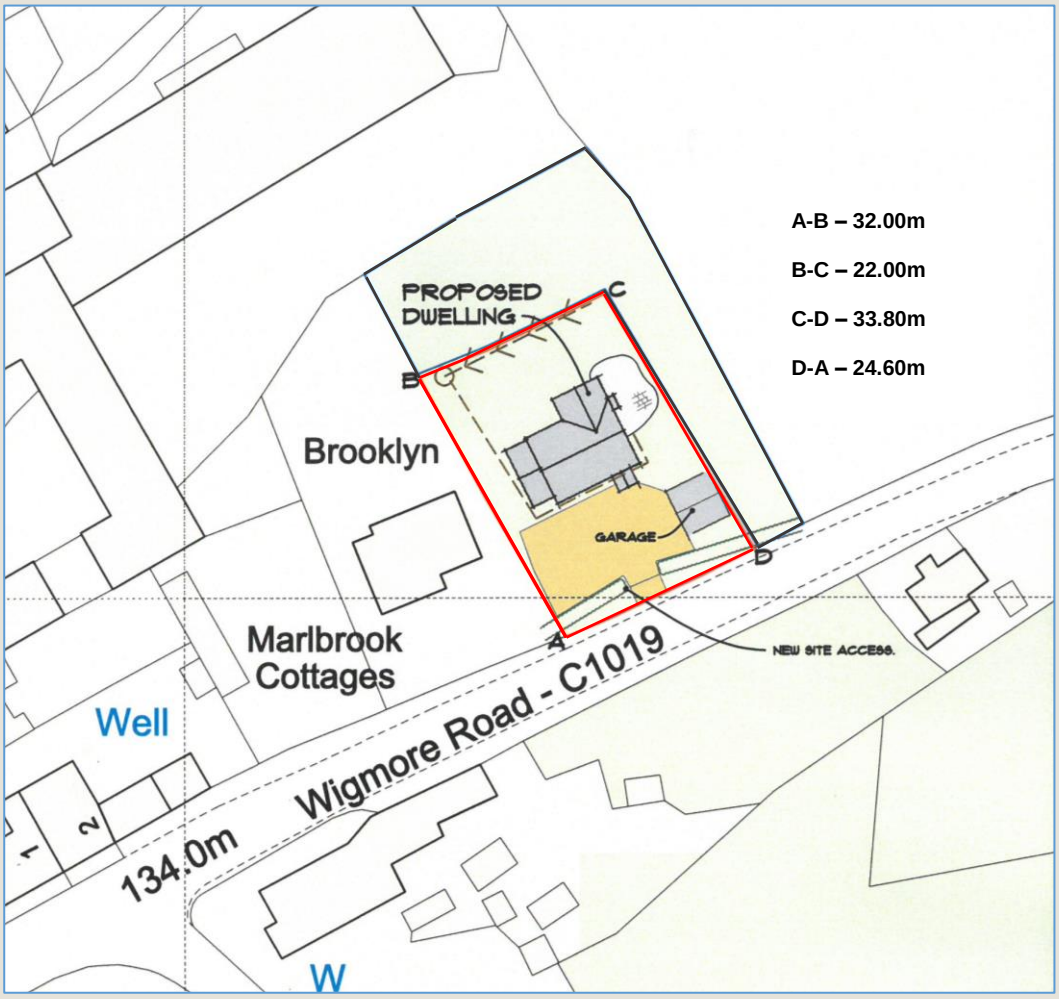

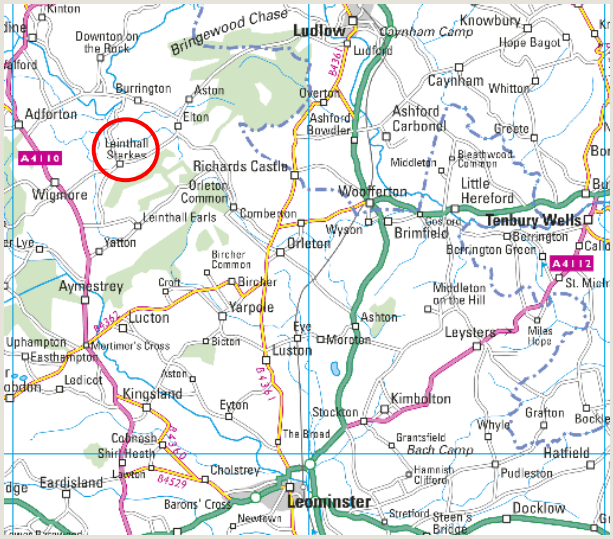

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BUILDING PLOT EAST OF BROOKLYN, WIGMORE ROAD, LEINTHALL STARKES, HEREFORDSHIRE, SY8 2HP

THE AUCTION

Guide Price £100,000

A detailed planning consent for a two storey, four bedroom dwelling and detached garage situated on the outlined site.

FOR SALE BY PUBLIC AUCTION AT 6 P.M. ON THURSDAY 26TH OCTOBER 2017 AT THE OAK, FORD STREET, WIGMORE, HEREFORDSHIRE, HR6 9UJ

johnamos & Co

01568 610007
johnamos.co.uk

Building Plot East of Brooklyn, Wigmore Road, Leinthall Starkes, Herefordshire, SY8 2HP

FOR SALE BY PUBLIC AUCTION AT 6 P.M. ON THURSDAY 26TH OCTOBER 2017 AT THE OAK, FORD STREET, WIGMORE, HEREFORDSHIRE, HR6 9UJ

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale by Public Auction (unless previously sold) a site for a four bedroom, two storey dwelling with detailed Planning Permission adjacent to Brooklyn, Leinthall Starkes near Wigmore.

Leinthall Starkes is a small village about 7 miles southwest of Ludlow and near the larger village of Wigmore. Wigmore offers a local shop, village hall, two public houses, primary and secondary schools.

SERVICES

It is understood that mains water and electricity are adjacent to the plot and that Broadband is available in the village. Purchasers should satisfy themselves as to specific locations.

THE SITE

The site lies to the immediate west of Brooklyn on the eastern flank of the village of Leinthall Starkes. The plot offered for sale is edged red on approved drawing 6780-1-3b and the Vendors have staked out the corners of the plot onsite to the approximate dimensions shown on these particulars.

ACCESS

An access driveway would be required on the southern boundary to directly communicate with Wigmore Road, all in accordance with the Planning Permission.

PLANNING

Detailed Planning Consent was granted for the site on the 8th August 2017 under Planning application number 171130. Further details of the planning can be viewed on the Herefordshire planning website or can be emailed to you from our offices in Leominster.

PLOT DIMENSIONS

The Purchaser is to satisfy his/herself as to exact dimensions prior to the Auction.

BOUNDARIES

The Contract of Sale will require the Purchaser to fence the following boundaries: B-C and C-D.

METHOD OF SALE

The land is to be offered for sale by Public Auction (unless previously sold) on Thursday 26th October 2017 at 6 p.m. at The Oak, Ford Street, Wigmore, Herefordshire, HR6 9UJ. 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 seller'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 23rd November 2017 (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 and a recent utility bill.

AGENTS

Mike Harries
John Amos & Co
Lion Court
Broad Street
Leominster
Herefordshire
HR6 8LE

Tel: 01568 610007

SOLICITORS

Lucy Rea
Lloyds Cooper LLP
28 South Street
Leominster
Herefordshire
HR6 8JB

Tel: 01568 613236

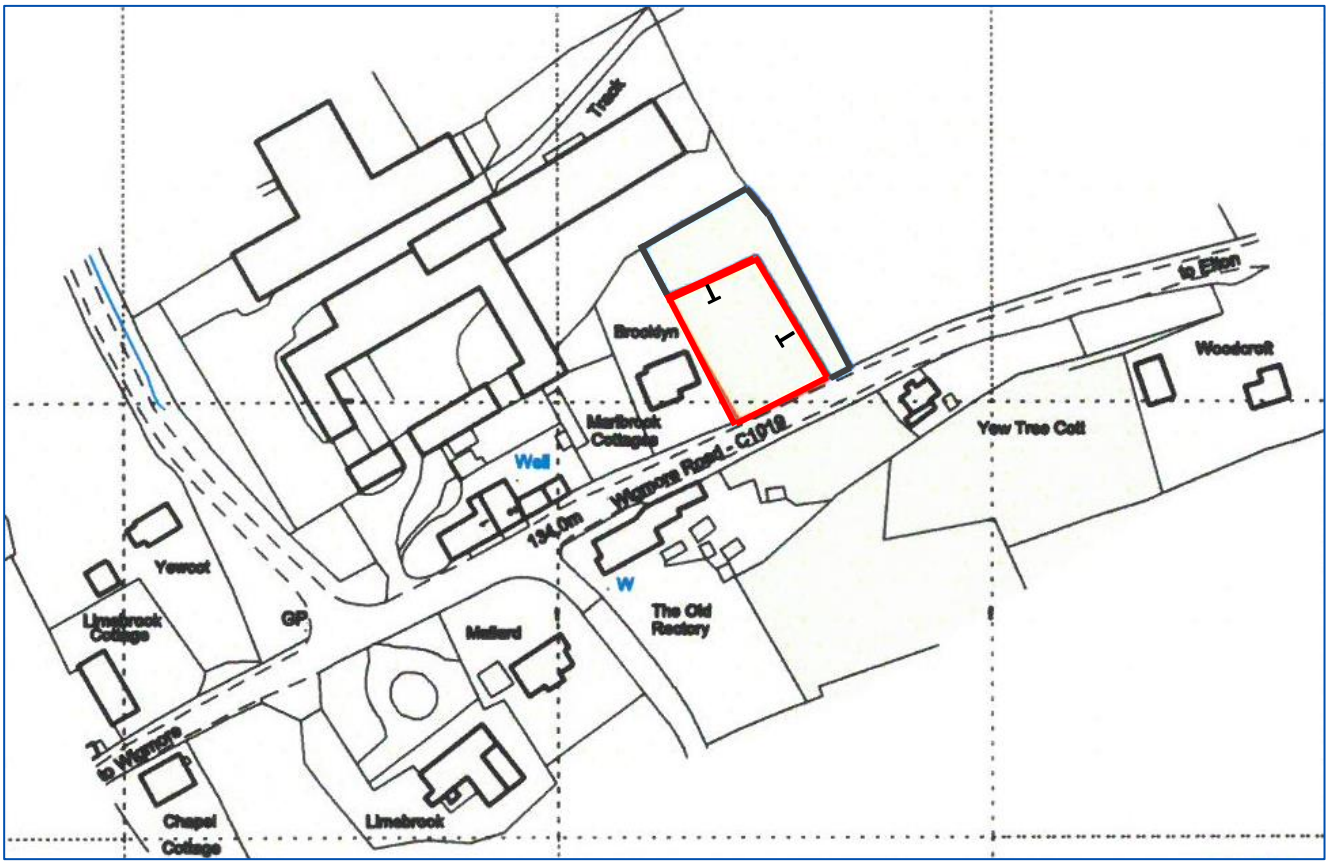
VIEWING

Viewing may take place at any reasonable time by prior appointment with the sole selling agents. To arrange a viewing please contact John Amos & Co on 01568 610007.

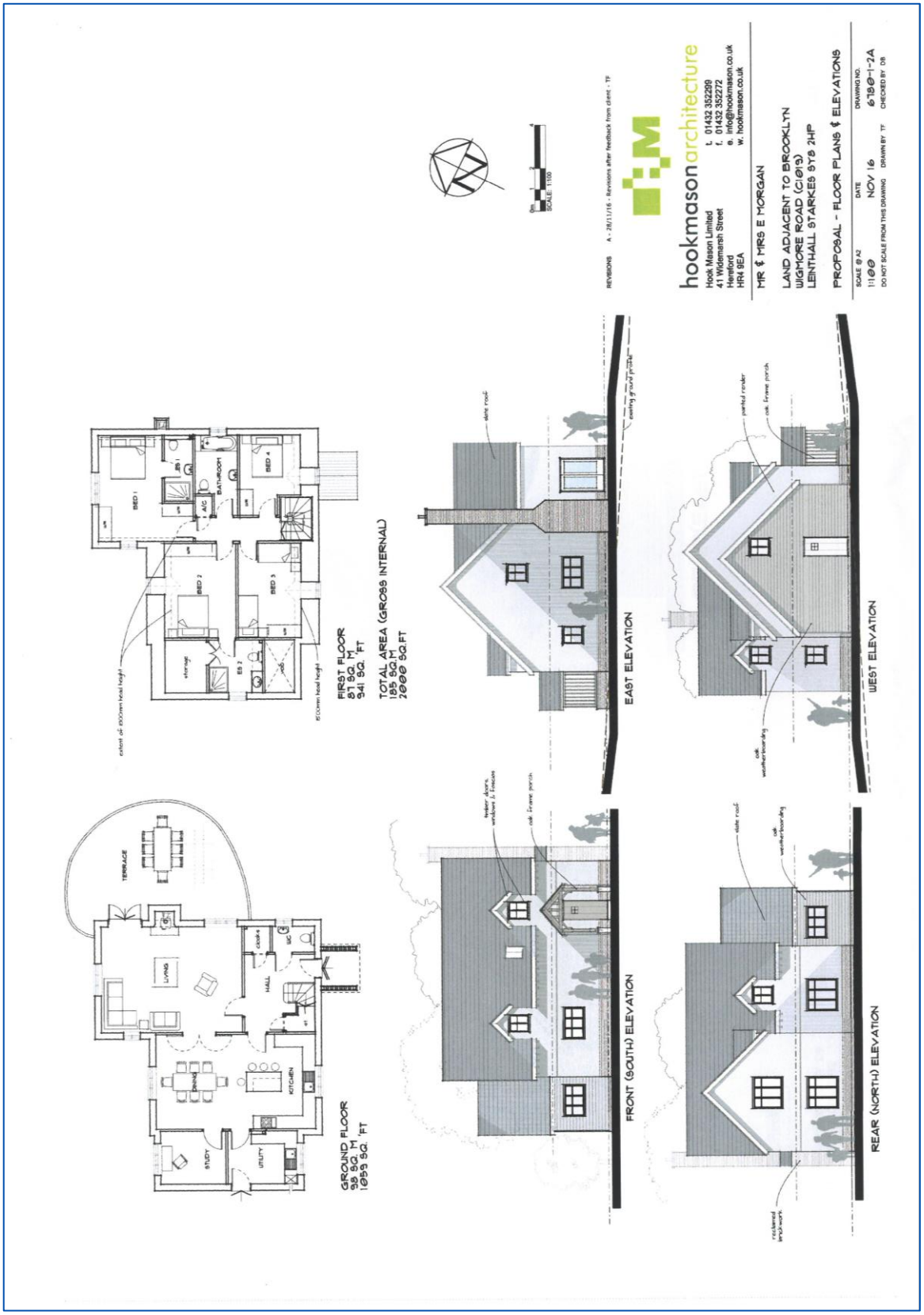
DIRECTIONS

From Leominster take the B4361 towards Luston. After approximately 5 miles, take the next turn left onto the B4362 and continue along this road for approximately 4 miles. At Mortimers Cross, turn right onto the A4110 and follow road for approximately 3 miles. Turn right towards Ford Street/Wigmore Road and then turn right onto Ford Street/Wigmore Road and continue along Wigmore Road. The building plot is located on the left hand side just past Brooklyn as indicated by the Agent's For Sale board.

LOCATION PLAN



PROPOSED FLOOR PLANS



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 September 2017