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THE AUCTION



The Cross Inn, Eardisland, Leominster, Herefordshire, HR6 9BW

Auction Guide
£175,000



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

A Grade II listed public house requiring renovation located in the picturesque "Black & White" village of Eardisland. This is an ideal opportunity for someone to re-open a much loved village public house and previously one of the most popular in the region.

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Eardisland
Leominster
Herefordshire
HR6 9BW

Summary

- Outstanding 16th Century Inn
- Pretty "Black & White" village
- Extensive commercial areas
- Two en-suite lettings room
- Three bedroom owners flat
- Requiring refurbishment

Call Leominster 01568 610310

Hereford Office : 01432 266007
14 King Street Hereford HR4 9BW

Knighton Office : 01547 529907
22 Broad Street Knighton LD7 1BL

Leominster Office : 01568 610310
2 Broad Street Leominster HR6 8BS

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Introduction

The "Cross Inn at Eardisland" is a substantial black & white half timbered property in the centre of the village in a commanding position. It is Grade II listed with origins dating back to the 16th Century and has been closed for some time and is now requiring renovation and refurbishment but still retains a wealth of character and would be a fabulous destination point for eating, drinking and staying and is a much missed local village asset.

Property description

The main trade retail areas are located on the lower ground, ground and upper ground floors and comprises two bar areas, games room and snug lounge. Further rooms on this level includes various customer WC's, commercial kitchen, rear lobby leading to parking area and storage area. On the first floor are two en-suite bedrooms suitable for B&B letting and owners flat comprising 4 rooms, bathroom & kitchen.

Outside

The property is located on the main village road with a small area to the front suitable for alfresco drinking and to the rear is a terraced courtyard and parking area for a number of vehicles. There are a range of brick built outbuildings useful for storage.

Location

Eardisland is one of the most picturesque villages in Herefordshire and is on the "Black & White Village Trail". A particular attraction is the River Arrow which flows through the centre of the village, the old fashioned AA telephone box located immediately in front of the property and a wealth of attractive period properties lining the main street. There is also a village run shop, cafe and lovely countryside. The main shopping centre is Leominster located 5 miles east of the village and 14 miles north of Hereford.

Services

Mains water, gas & electric are connected.
Private drainage system.
Gas fired central heating (with additional wood burner).

Tenure, Licence & Rates

Freehold & free
Alcohol Licence has lapsed
Business rateable value: £3200 pa
Accommodation Council tax band A

Method of sale

The property will be sold by Auction on Thursday 17th May 2018 (unless sold previously) and the successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

Auction pack & Solicitors

The auction pack will be available for inspection 7 days prior to the auction.
Solicitor: Mrs Judith Haines at Lloyds Cooper Solicitors, 28 South Street, Leominster, HR6 8JB
Tel: 01568 613 236
Email: judith.haines@lloydscooper.co.uk

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