

COBB
AMOS



Upper Hill Farm, South Barn, Breinton, Hereford, HR4 7PQ

Auction Guide
£225,000



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

Introduction

A rare opportunity to develop a detached barn located in the popular semi-rural position of Breinton, just 2 miles from Hereford city centre. The barn has full planning consent to develop into a four bedroom dwelling and can be found online under planning reference: DCCW2009/0384/F

Property description

This redundant barn has the required planning permissions to comprise a two storey dwelling which will benefit from beautiful countryside views, large garden, parking and garaging. The ground floor is proposed to include: entrance porch, hallway, lounge, dining room, kitchen/diner, two bedrooms, one with ensuite shower room, one with ensuite bathroom and dressing room. The first floor proposes two further bedrooms, family shower room and open roof area to capitalise on the beautiful surrounding views.

Outside

The property is accessed from the lane via a driveway which leads to the designated parking area, garaging and large garden.

Services

There is electricity and mains water connected to the site. There are plans in place to move the electricity poles underground. A contribution is payable by the successful party of £5,000 to the overall cost of this, which will be added to the overall sale agreed value.

Method of sale

The property will be sold by auction on Thursday 17th May at 6pm sharp at Luctonians Sports & Social Club in

Kingsland. 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 at least 7 days before the auction.

Solicitor: Angharad Woodland, Woodland Davies Partnership, 4 The Bulwark, Brecon, Powys, LD3 7LB.

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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Summary

- FOR SALE BY AUCTION
- Full planning permission granted
- Plans to convert into 4 bedroom dwelling
- 0.6 acre approximate plot size
- Countryside views

Call Hereford 01432 266007

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