

COBB
AMOS



Westfield Farm, Auberrow, Wellington, Herefordshire, HR4 8AJ

Guide price
£350,000

** OPEN HOUSE TUES
22ND APRIL AT
12.30PM - CALL TO
REGISTER ** A three
bedroom farmhouse
and land equating to
7.75 acres complete
with a large range of
modern and
traditional
outbuildings.

FOR SALE BY PUBLIC
AUCTION ON
THURSDAY 15TH MAY
2014 AT 6PM AT
HEREFORD ROWING
CLUB, HR4 0BE.



Introduction

Cobb Amos are delighted to have received kind instructions to offer for sale by Public Auction (unless previously sold) approximately 7.75 acres (3.14 hectares) of farmland, farmhouse and a large range of barns and outbuildings situated in the hamlet of Auberrow.

Description

A traditional red brick farmhouse under slate roof offering entrance hallway, kitchen, pantry, living room, dining room, sun room, three first floor bedrooms and bathroom. The house sits in private gardens to the rear, with a useful shed which has previously been used as ancillary accommodation. The farmyard is adjacent to the property and is centralised around a traditional red brick barn, surrounded by a range of modern agricultural buildings such as former dairy, steel portal buildings, Dutch barn and lean-to. There is a second vehicular access directly into the farm yard and directly to the useful block of level pasture land which lies to the South East. In all, the farm is approximately 7.75 acres.

The Red Brick Barn

There is a substantial and traditional red brick barn within the farm yard which it is of the agents opinion that planning permission for a residential dwelling could be sought. Due to the size and proximity of the surrounding modern buildings and estimated landscaping works, there would be a substantial cost to remove these to offer a clean site.

Building One 59'1" x 24'7" (18m x 7.5m)

4 bay steel portal framed open fronted barn.

Building Two 44'3" x 19'0" (13.50m x 5.8m)

3 bay steel portal frame with galvanized iron clad back / sides.

Building Three 54'2" x 33'6" (16.5m x 10.2m)

Small steel box and door to 7 bay steel portal framed cattle yard.

Building Four 73'10" x 43'8" (22.5m x 13.3m)

5 bay steel portal framed barn with part Yorkshire board cladding.

Building Five 85'4" x 38'5" (26m x 11.7m)

Open muck store, sleeper sides and 5 bay covered silage yard.

Building Six 49'3" x 16'5" (15m x 5m)

A range of single storey traditional buildings (some open fronted), 4 bay cattle yard with asbestos roof.

Barn 58'1" x 21'0" (17.7m x 6.4m)

A traditional brick barn with oak framed roof and galvanized iron cladding to the roof with full height drive through and some original flagstones to the drive.

Lean To 21'8" x 15'5" (6.6m x 4.7m)

Single storey lean-to on the brick barn.

Boundaries and Services

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries or ownership thereof. Mains water, mains electric, septic tank drainage and the water supply is separate to the Farm.

Method of Sale

The Farm is to be offered for sale by Public Auction (unless previously sold) on Thursday 15th May 2014 at 6.00pm at the Hereford Rowing Club, 37 Greyfriars Avenue, Hereford, HR4 0BE. Auction contracts are available at the Vendors Solicitors and Agents offices.

For any enquiries of a legal nature please contact the Solicitors, see details on the next page.

N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the sellers Solicitors. The detail in these particulars is for guidance only and should not be relied upon.

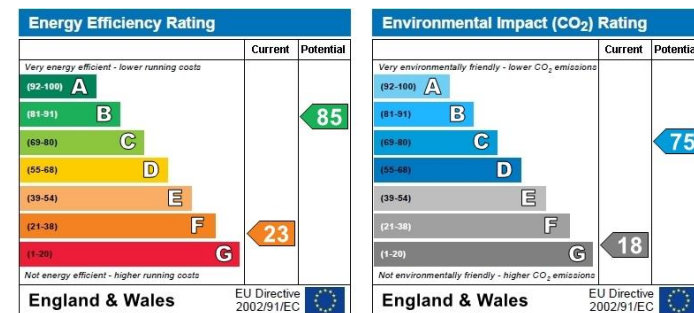
Solicitor

Herefordshire Councils In-house Solicitors

Viewings

Viewing may take place at any reasonable time by prior appointment with the sole Agents, call 01568 610 310.

EPC



THE PROPERTY MISDESCRIPTIONS ACT 1991

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 meter. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

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Auberrow
Wellington
Herefordshire
HR4 8AJ

Summary

- Traditional farmhouse
- Four reception rooms
- Three bedrooms
- Private gardens
- Outbuildings
- 7.75 acres

Call Leominster 01568 610310

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14 King Street Hereford HR4 9BW

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22 Broad Street Knighton LD7 1BL

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