

FOR  
SALE



The Hop Pickers Shed, Dormington, Hereford HR1 4ES

Guide Price £125,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

FOR SALE BY PUBLIC AUCTION - A Farm building with consent for conversion into a 2 bedroomed residence.

The Old Hop Pickers Barn is situated close to the hamlet of Dorrington in East Herefordshire. It occupies a rural location having access onto the unclassified road leading from Dorrington to Hereford.

The property is well situated some 6 miles east of the Cathedral City of Hereford with the market town of Ledbury approximately 10 miles away. Access to the M50 motorway (junction 2), 11 miles ensures excellent road communication.

## POINTS OF INTEREST

- *FOR SALE BY PUBLIC AUCTION (unless sold prior)*
- *Farm building with consent for conversion*
- *Into a 2 bedroom residence*
- *Fantastic rural location*
- *Planning Ref P231565*
- *Grounds extending to 0.2 acre*



## ROOM DESCRIPTIONS

### The property

The property has direct roadside frontage to the unclassified road leading from Dormington to Mordiford. It occupies a rural location surrounded by Apple Orchards.

The building is constructed of concrete panel and corrugated metal elevations under a profile fibre cement rood.

The proposed accommodation will comprise:

### Entrance Hall

With airing cupboard off.

### Open-plan Kitchen/Living Room

(approx 10m x 5.3m)

### Bedroom 1

(approx 4.1m x 2.3m)

### Bedroom 2

(approx 3m x 2.9m)

### Family Bathroom

### Outside

The property is contained within grounds extending to 0.20 Acre. The boundaries are shown on the attached plan and demarked on site.

The vendor will erect a stockproof fence within one month of completion.

### Class Q Planning

Class Q Planning Consent was granted by the Herefordshire Council in respect of this property on 22nd June 2022 (Planning Ref P231565/FUL).

### Tenure

The property is freehold and offered with vacant possession upon completion which is fixed for 25th June 2025.

### Services

Mains water and electricity are available for connection in the immediate locality. The property has a mains drainage connection.

### Directions

From Hereford take the A438 Ledbury road for about 6 miles and at Dormington turn right for Mordiford. The Hop Pickers Barn will be found on the right hand side of the road after about quarter of a mile.

### What3Words

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### Conditions of Sale

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

### Rights of Way, Easements etc.

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

### Town & Country Planning

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

### Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

### AUCTION

For sale by Public Auction (unless sold prior) at Ross Auction Centre, Overcross, Ross-on-Wye, Herefordshire HR9 7QQ on Wednesday 28th May at 6.00 pm.

### Vendors Solicitors

HCR Legal LLP, Thorpe House, 29 Broad Street, Hereford, HR4 9AR  
Tel: 01432 349667. Attention of Fern Lovell.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

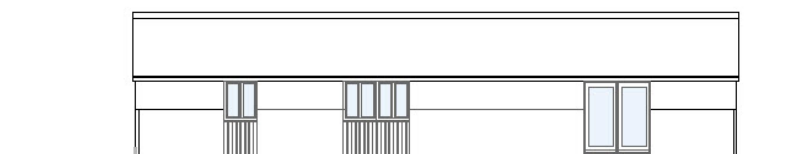
Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### Joint Selling Agents

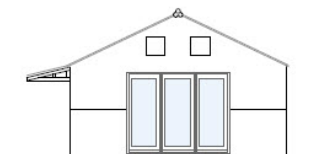
Flint and Cook : 01322 355455 and RG and RB Williams Tel: 01989 567233

### Money Laundering Regulations

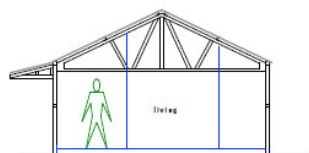
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



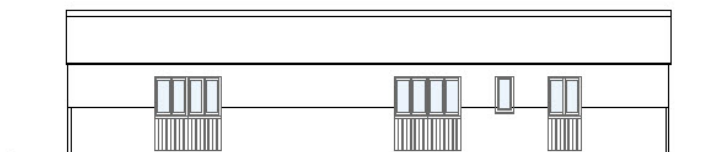
East elevation



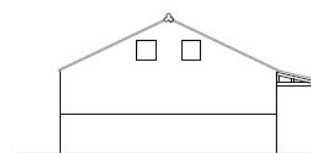
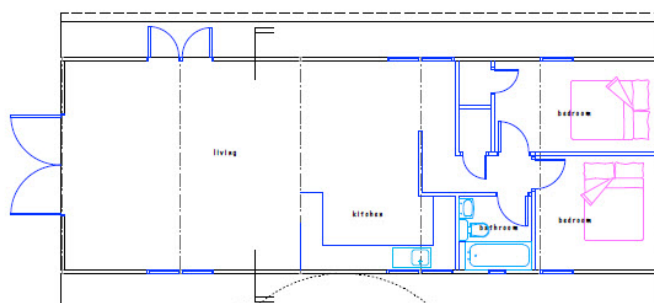
North elevation



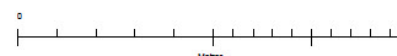
Section




West elevation



South elevation



	<b>JAMES SPRECKLEY</b> MRICS FAIV Drawing House 104745 Tel: 01452 281751 Fax: 01452 281750	<p>■ This is not a complete working drawing for Planning and Building Regulation use only. Additional information may be required as the work proceeds.</p> <p>□ This is a scheme based on an enlarged D.S. extract and as such is subject to a site survey.</p> <p>■ Services and ground investigations were not available at the date of this drawing.</p> <p>■ Crown Copyright Reserved. This drawing is for use only with named site and is Copyright.</p>	<p>March 2019          Scale 1:100 @A3</p> <p> <input checked="" type="checkbox"/> Preliminary  <input type="checkbox"/> First Issue  <input type="checkbox"/> Revision       </p> <p>Drawing No  <b>1791.02</b></p>
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