

The Gables,
Hampton Bishop Hereford HR1 4JR

Price Guide £50,000 - £75,000



- A freehold site extending to approximately 0.6 acres with a dilapidated cottage in the grounds • FOR SALE BY PUBLIC AUCTION (unless previously sold) on Wednesday 31st July, 2024 • Cottage does not have residential status

OVERVIEW

Site Description

A freehold site extending to approximately 0.6 of an acre, and currently having 2 red brick dilapidated cottages known as 1 and 2 The Gables, which has now lost its residential status due to it being not occupied and in disrepair since the 1990's.

The site is located approximately 3 miles east of Hereford City in the highly sought after Hampton Bishop Area of Herefordshire, with a host of amenities on the doorstep including fantastic walks along the River Wye.

The property is coming to the market for the first time in many years and offers huge potential either in being residential or commercial subject to any planning consent.

The gardens and grounds do form a feature although presently overgrown, but extending to well over half an acre and being such a convenient position allows for potential tourism/seasonal accommodation/camping, again subject to appropriate planning consent.

The property has lost its residential status and suffered water on the site last in 2007 being the year Tewksbury had substantial flooding issues, we are informed that the water issue was not caused by the River Wye but the river Lugg which is located at the rear of Hampton Bishop.

SERVICES

The property enjoys services to include private drainage, mains water which has been capped by Welsh Water and we believe an electricity cable is visible at the dilapidated properties.

VIEWING ARRANGEMENTS:

Registration of Applicants Details:

The land can be inspected at any time, but interested parties are requested to confirm their details with our Hereford Office, prior to doing so.

A Full Video Tour Is Available Via Our Website And Our YouTube Channel

GUIDE PRICE

£50,000 To £75,000

FOR SALE BY PUBLIC AUCTION (unless previously sold)

On Wednesday 31st July, 2024 at 2.30pm.

Held at; The Devereux Suite,
at The Green Dragon Hotel, Broad Street, Hereford
HR4 9BG

CONDITIONS OF SALE

Conditions of Sale: The freehold site with dilapidated cottage is sold subject to conditions of sale settled by the Vendors' Solicitors. The contract and conditions of sale will be available for inspection in the offices of the Auctioneers and Vendors' Solicitors fourteen days prior to the auction and will not be read out at the auction.

Guide Prices: The guide prices are the parameters that we believe the lot may achieve although by the very nature of the entries, actual sale prices may be higher or lower depending on the demand on the day.

The reserve prices are conditional between the Vendor and Auctioneers and cannot be disclosed. The guide prices are given in good faith but may be changed at any time leading up to the sale.

Money Laundering Regulations: As a result of the new Money Laundering Regulations, all successful bidders must now provide proof of identity and current address to the auctioneers immediately after the fall of the hammer before completing the sale memorandum.

Vendor's Solicitor: Mr Andrew Johnson, Humfrys & Symonds Solicitors, 1 St John Street, Hereford HR1 2ND Tel: (01432) 276276.

Email: andrew.johnson@hslaw.legal

DIRECTIONS:

Proceed east from Hereford City onto A46 Ledbury Road, turning right onto B4224 Eign Road which in turn goes onto Hampton Park Road and on entering the village of Hampton Bishop the site can be found on the left hand side just before The Bunch of Carrots Public House and the start of a lay-by, as indicated by the agents For Sale Board. For those who use 'What3words'///conqueror.blip.heaven

GENERAL INFORMATION

Tenure

freehold

Services

Services to include private drainage, mains water which has been capped by Welsh Water and mains electricity has been connected in the past.

Outgoings

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.