



Long Lease & Jenk's Place, Bredwardine. Herefordshire. HR3 6DE
For sale by Public Auction on Tuesday 16th April 2019 at 6pm at
Hereford Rowing Club. HR4 0BE. (unless previously sold)



Sunderlands

Residential Rural Commercial



**Long Lease & Jenk's Place
Bredwardine
Herefordshire
HR3 6DE**

- For Sale by Public Auction on Tuesday 16th April 2019 at 6pm at Hereford Rowing Club, 37 Greyfriars Road. Hereford HR4 0BE (unless previously sold privately).
- Detached house with a separate cottage in need of total renovation
- In a beautiful and private position with a commanding view over the surrounding countryside
- Set in approx. 9.5 acres of mature grounds including woodland and some small areas of pasture
- **Guide Price: £250,000+**

**Hay-on-Wye 5 miles
Peterchurch 7 miles
Hereford 14 miles**

Location:

The property is situated in a very sort after location approximately 5 miles from the market town of Hay-on-Wye and 14 miles west of the cathedral city of Hereford.

Locally there is a public house and church located in Bredwardine with further amenities being found in the nearby Golden Valley villages of Peterchurch and Dorstone including two public houses, village stores, church, high school, primary school etc.

Hay-on-Wye offers an excellent range of services and facilities including a wide range of independent shops and boutiques, as well as cafes, public houses, restaurants, library, primary school, cinema, medical centre and dentists.

Description:

The property, as a whole, offers an excellent opportunity for further modernisation and improvement.

The main dwelling has accommodation including two reception rooms, a kitchen and three bedrooms on the first floor, all enjoying excellent views over the surrounding countryside. The accommodation is in considerable need of improvement. Overall the property offers excellent potential for further redevelopment found in this wonderful setting.

The main property is originally of stone construction, with later additions, under a pitch tiled roof and with the benefit of an integral garage found immediately to the front of the property.

Outside:

The part of the property known as Long Lease is approached customarily via an access way, as identified, in grey, on the attached plan with a gated entrance into the driveway. The gardens and grounds are of a generous proportion and comprises mature and well-established woodland together with some limited out-buildings providing storage and further potential.

Jenk's Place:

Within the grounds of Long Lease there is also a separate stand-alone cottage known as Jenk's Place which is of stone and timber construction with a double pitched tiled roof which offers an open plan room on the ground floor and second floor. There is a wood burner located on the ground floor with some limited kitchen facilities, a door to the front and rear. It is understood that there is a bridle way running to the south of Jenk's Place.

Rights of Way:

Potential buyers must satisfy themselves that they have sufficient legal rights of access to both Long Lease and Jenk's Place for their requirements.

Method of Sale:

This lot will be offered for Public Auction, (unless previously sold) at Hereford Rowing Club, 37 Greyfriars Avenue, Hereford. HR4 0BE at 6pm on Tuesday 16th April 2019. The purchaser will be required to pay a 10% deposit at the Auction with the balance of the monies due within 28 days.

Vendor's Solicitors:

Ms Sue Cornall Blake Morgan LLP. New Kings Court, Tollgate, Chandler's Ford, Eastleigh. Southampton. SO53 3LG. Tel:02380 908090

Contract of Sale:

A copy of the Contract and any Special Conditions of Sale is available for inspection at both the Auctioneers and Solicitors Offices. The Vendors solicitors will distribute a contract pack upon request however, they reserve the right to charge a nominal amount for doing so. Please make any further enquiries directly to the Vendors solicitors. Purchasers will deem to have bid on the basis of the contract and such conditions, whether or not they have inspected them.

Money Laundering:

As a result of anti-money laundering legislation all persons intending to bid for the property should at the Auction bring with them the following documentation:

1. Photo ID for example Passport or Driving Licence.

2. Residential ID for example current Utility Bill.

Wayleaves, Easements and Rights of Way & Covenants:

The property is sold subject to and with the benefit of all covenants, easements, quasi easements, wayleaves and rights of way both declared and undeclared.

Town and Country Planning:

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Services:

We are advised that mains electricity has previously been available. We understand that there is a private water supply although no test has been conducted as to the reliability or quality of the water. Drainage is connected to Long Lease only via a septic tank found in the garden.

Plans, Areas and Schedules:

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Boundaries and Fences:

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

Guide Price:

An indication of the seller's current minimum acceptable price. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, although not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. The reserve is not fixed at this stage and can be adjusted by the seller at any time. This guide price can be shown in the form of a minimum and maximum price range where at time of print an acceptable price may fall. A guide price is not a reserve price.

Reserve:

The seller's minimum acceptable price at the auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Council Tax Band & Local Authority

Tax Band "F". Herefordshire Council

Tenure:

Freehold with vacant possession upon completion.

Directions:

From Hay-on-Wye proceed out of the town in an easterly direction on the B4348. Continue through Cusop and onto Hardwicke, proceed through Middlewood and onto Merbach continuing for approximately 1.2 miles past Castlefields Public House, where an agent's for sale board will indicate access to the property over the cattle grid.

Parking for viewing & Agent's Note:

Please note four-wheel drive vehicles can continue up to the house, **however for other vehicles, please do not attempt to drive up to the property**, there is space opposite the entrance by the main road within a gateway splay. Viewers are advised to take extreme caution when viewing as the ground is very uneven. The agent or owners accept no liability whatsoever for negligence, injury or damage howsoever caused. The agents' advise that access to Jenk's Place is hazardous and will not be opened during viewing sessions.

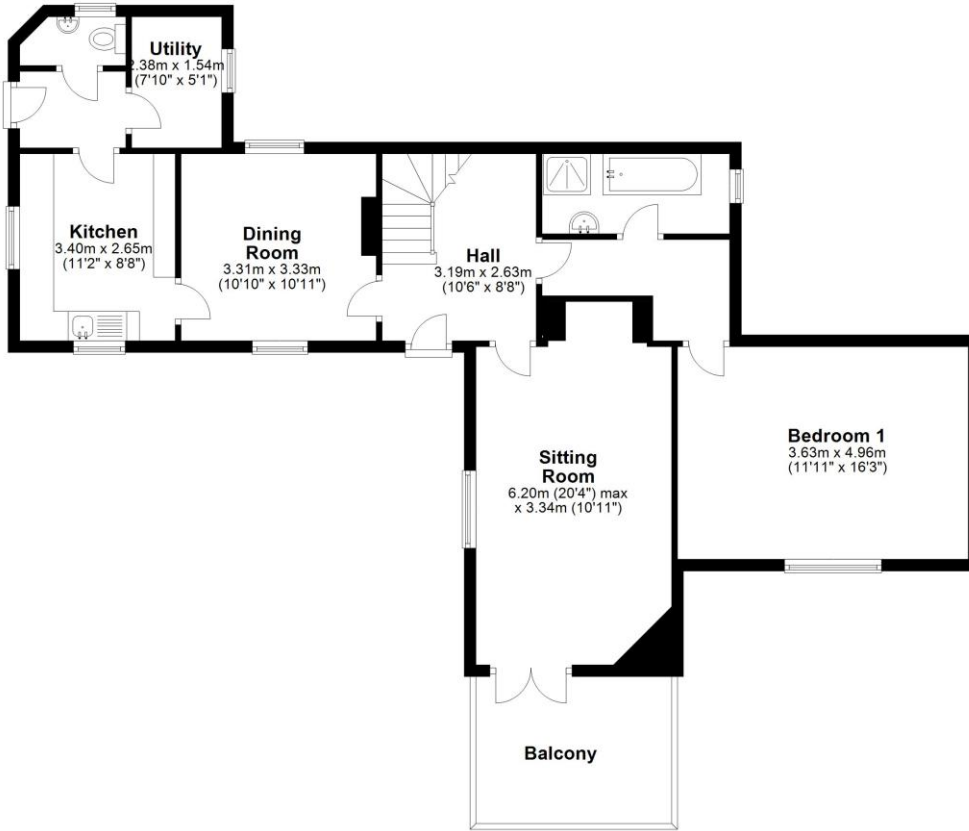
Viewing and Contact Details:

All viewings must be arranged through the sole selling agents Sunderlands. Contact tel: 01497 822522. Office opening hours: Mon-Fri 9.00-5.00pm. Sat 9.00-1.00pm. Out of hours contact Harry Aldrich-Blake 07717 410757

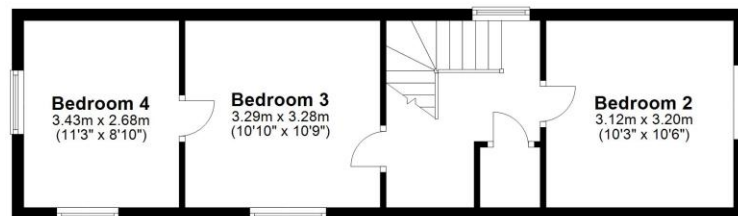


LONG LEASE

Ground Floor



First Floor



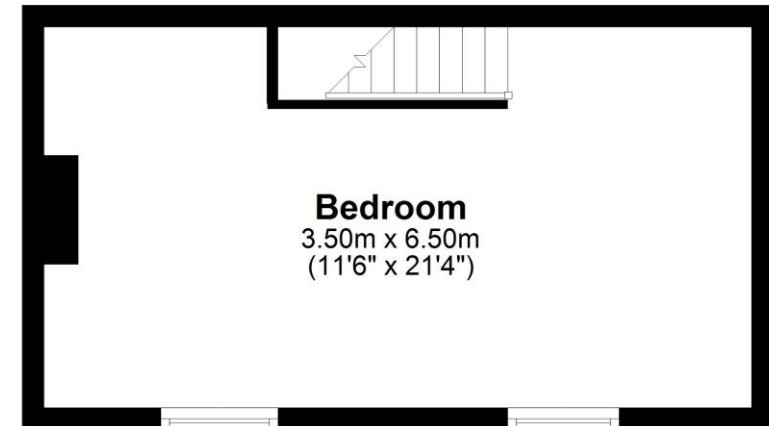
Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

JENK'S PLACE

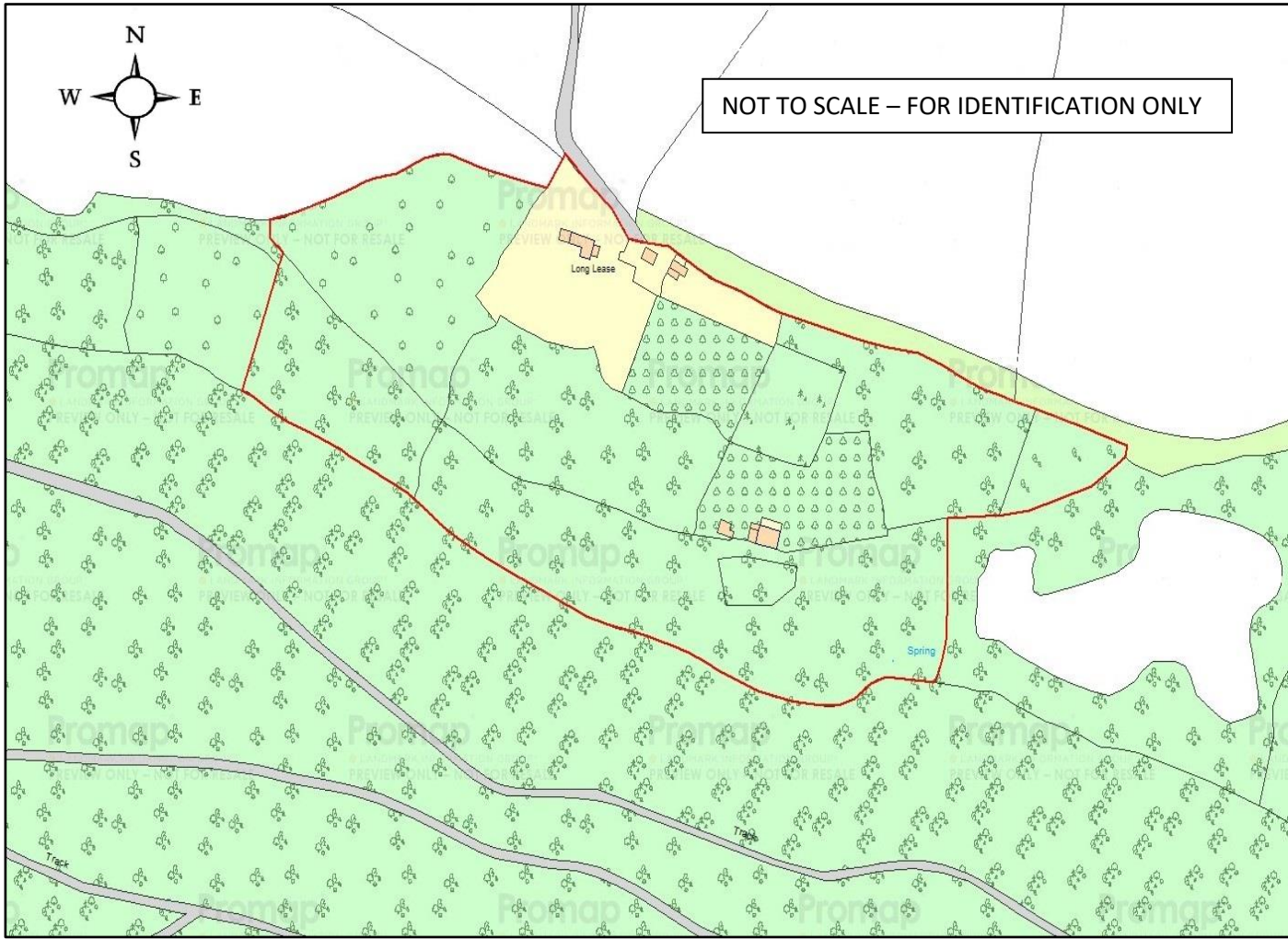
Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522
Email: hay@sunderlands.co.uk

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161
Email: hereford@sunderlands.co.uk



Address: Long Lease, Bredwardine, HEREFORD, HR3 6DE
RRN: 0368-2833-7470-9101-7971

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			67
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	