

**THE BARN AT BROADFIELD,
AYLTON, LEDBURY,
HEREFORDSHIRE, HR8 2QH**



Pughs

**THE BARN AT BROADFIELD,
AYLTON, LEDBURY,
HEREFORDSHIRE, HR8 2QH**

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

An intriguing prospect to acquire a modern former agricultural building extending to approximately 4,220ft², with consent for conversion into a four bedroom residential dwelling, being situated within an idyllic rural location benefitting from views over the surrounding open countryside. The property affords the opportunity to create a unique residence, comprising expansive, open plan living accommodation, with potential for further enlargement utilising the integral storage space, subject to obtaining any necessary consents.

IN ALL APPROXIMATELY 0.59 ACRES (0.24 HECTARES)

VIEWING HIGHLY RECOMMENDED
AUCTION GUIDE PRICE £250,000 - £300,000

To be offered for sale by public auction, subject to the conditions of sale and unless previously sold,

At The Feathers Hotel, Ledbury on 2nd August 2018 at 6.30pm

Vendor Solicitors: Orme & Slade, NatWest Bank Chambers, The Homend, Ledbury, Herefordshire, HR8 1AB. Tel. 01531 632226 Mrs D Ingram acting.

rightmove 
find your happy

 PrimeLocation.com

Zoopla.co.uk

THE BARN AT BROADFIELD, AYLTON, LEDBURY, HEREFORDSHIRE, HR8 2QH

An intriguing prospect to acquire a modern former agricultural building extending to approximately 4,220ft², with consent for conversion into a four bedroom residential dwelling, being situated within an idyllic rural location benefitting from views over the surrounding open countryside.

The property affords the opportunity to create a unique residence, comprising expansive, open plan living accommodation, with potential for further enlargement utilising the integral storage space, subject to obtaining any necessary consents.

PLANNING CONSENT

P173728/PA4

TENURE

We understand that the property is freehold and offered with vacant possession

SERVICES

We understand from the Vendors that the property will benefit from the requisite rights of access to mains water and electricity, and private drainage.

OUTSIDE

We understand from the Vendors that the property will benefit from a private right of way off the public highway, via the existing driveway. The dwelling and surrounding gardens extend to approximately 0.20 acres (0.08 hectares); the residual agricultural land comprises a further 0.39 acres (0.16 hectares), with the entirety being approximately 0.59 acres (0.24 hectares).

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836320330 James Pugh

AUCTION GUIDE PRICE

£250,000 - £300,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

FOR SALE BY PUBLIC AUCTION

At The Feathers Hotel, Ledbury, on 2nd August 2018 at 6.30pm.

AUCTION PACK

The auction pack is available from the Vendors Solicitor: Orme & Slade, NatWest Bank Chambers, The Homend, Ledbury, Herefordshire, HR8 1AB. Tel. 01531 632226. Ms D Ingram acting.

AUTHORITIES

Herefordshire Council 01432 260000

DIRECTIONS

From the Agent's offices turn left onto Bye Street, subsequently proceeding onto Bridge Street and then Lower Road. At the Leadon Way roundabout, take the second exit onto Little Marcle Road sign posted Little Marcle, continuing on this road for approximately 2.2 miles.

At the junction turn right onto the A4172 sign posted Leominster (A417), and take the forked left hand turn after approximately 0.2 miles onto

Aylton Court Lane, sign posted Aylton. The property can be found on the right hand side after approximately 0.8 miles, as indicated by the Agent's For Sale board.

CONDITIONS OF SALE

The conditions of sale will be deposited at the offices 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 saleroom 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

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.

FOR SALE BY PUBLIC AUCTION

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations buyers and the purchaser will be required to provide:

1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. Utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken March 2018.



PLAN
(not to scale and for
identification purposes only)

Pughs

