

THE FARM ASHPERTON LEDBURY HEREFORDSHIRE HR8 2RY

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
Tel: (01531) 631122 Fax: 631818
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- Detached Farmhouse
- Four Bedroom
- In Need of Complete Overhaul
- Useful Outbuildings
- Large Garden
- No Chain

To be offered for sale by public auction, subject to conditions of sale and unless previously sold,
At The Hazle Meadows Auction Centre, Ross Road, Ledbury HR8 2LP
on the 25th August 2021 at 6:30pm

GUIDE PRICE £250,000 to £300,000

Vendors Solicitors: Lambe Corner, 36-37 Bridge Street, Hereford, HR4 9DJ. Ms Fiona Parsons acting, Tel 01432 355301

The Farm, Ashperton, Ledbury, Herefordshire, HR8 2RY

FOR SALE BY PUBLIC AUCTION. The farm is currently a four bedroom Grade II Listed Black and White house with potential to improve and increase the living accommodation. It also has the benefit of a traditional brick outbuilding which again has potential, former parlour and a good sized garden. No Chain

ENTRANCE

Timber stable door to

ENTRANCE PORCH

Timber door to

KITCHEN 3.9M X 3.7M (12'10" X 12'2")

Comprising fitted wall and base units incorporating acrylic sink and drainer, timber panelled walls, space and plumbing for appliances, red tiled floor

UTILITY ROOM 2.0M X 1.9M (6'7" X 6'3")

Space and plumbing for appliances, tiled floor

DINING ROOM 3.8M X 3.8M (12'6" X 12'6")

Radiator, exposed timbers and beams

LIVING ROOM 3.9M X 3.8M (12'10" X 12'6")

Radiator, exposed brick fireplace with open brick, exposed timbers and beams, steps leading off to

BEDROOM 4.9M X 4.8M (16'1" X 15'9")

Exposed timbers and beams

REAR HALLWAY

Timber door to side, radiator, stairs off

BATHROOM 2.7M X 2.1M (8'10" X 6'11")

Coloured suite comprising W.C, hand basin, bath, shower cubicle timber panelled walls

FIRST FLOOR

BEDROOM 3.9M X 3.8M (12'10" X 12'6")

Radiator, exposed timbers and beams, reduced head height, access to airing cupboard

BEDROOM 3.9M X 3.6M (12'10" X 11'10")

Radiator, feature fireplace, exposed timbers and beams

BEDROOM 3.9M X 3.9M (12'10" X 12'10")

Exposed timbers and beams, radiator

CELLAR 6.5M X 3.5 (21'4" X 11'6")

With external access

OUTSIDE

A track to the former farmyard where there is ample car parking and access to the former stable block with loft above (10, x5.0m), the former dairy (4.1m x 3.0m) and the former parlour (8.1m x 5.2m). A pedestrian gate leads to the front of the house where there is another vehicle access from the road and also access to the Cider Room and store (4.7m x 4.8m and 4.7m x 2.5m) this leads on to the large well maintained garden.

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AGENTS NOTES

1. The Vendors wish to retain the supply of electricity and water to the adjoining land for a period of time in order for them to construct a new farmhouse.

2. The Vendors wish to retain the name of the property as they are building a new house on the retained land.

VIEWING

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

SERVICES

We understand from the Vendors that mains water, electricity and private drainage is connected to the property. Telephone subject to BT regulations.

TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

COUNCIL TAX

Band E rates payable £2512.04 (2021 - 2022)
(Herefordshire Council 01432 260000)

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

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ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

VENDOR SOLICITOR

Lambe Corner, 36-37 Bridge Street, Hereford, HR4 9DJ. Ms Fiona Parsons acting, Tel 01432 355301

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 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.

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LOCATION MAP



From our offices proceed out of the town on the A438 Hereford Road. Turn right at the Trumpet crossroads onto the A417. After approximately two miles, you will arrive in the village of Ashperton. Pass the school on the left hand side. The property can be found on the left hand side after 200 yards, Please see Agent's Board

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FLOOR PLAN



