

ROCKLEACH, GREAT DOWARD,
SYMONDS YAT, HR9 6DU

Pughs



**ROCKLEACH
GREAT DOWARD
SYMONDS YAT
HEREFORDSHIRE
HR9 6DU**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

A rare opportunity to purchase an elevated 10.79 acre small holding with a detached dwelling in need of modernisation with the benefit of stables, 5 acres of deciduous woodland and useful steel framed building. The property is located in a rural location with good hacking.

Lot 2 is approximately 3.81 acres of adjoining land mainly laid to pasture with approximately 1 acre of deciduous woodland.

VIEWING HIGHLY RECOMMENDED

AUCTION GUIDE PRICE

LOT 1 - £550,000 - £650,000

LOT 2 - £50,000 - £80,000

Vendor Solicitors: Ms Lisa Adams acting. Okells Francis Law, Church Row, Ross on Wye, Herefordshire, HR9 5HR. Tel 01989 762009

To be offered for sale by public auction live and online, subject to conditions of sale and unless previously sold at Hazle Meadows Auction Centre, Ross Road, HR8 2LP on the 3rd November 2021 at 6:30pm

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ENTRANCE

COVERED PORCH TO

Timber door to

WELLY ROOM 2.5m x 1.9m

Timber door to

STORE ROOM 2.5m x 1.9m

UTILITY ROOM 8.2m x 2.1m

Side external door, UPVc door to

KITCHEN 4.8m x 3.0m

Comprising fitted base units incorporating 1 ½ bowl stainless steel sink and drainer, space and plumbing for appliances, tiled splashbacks

HALLWAY

Radiator

LIVING ROOM 7.4m x 4.8m

Two radiators, open fireplace, UPVc Frenchy doors to side

BEDROOM 3.5m x 2.9m

Access to storage cupboard

BEDROOM 4.5m x 2.9m

Radiator

BEDROOM 3.0m x 2.5m

Radiator

SHOWER ROOM 2.6m x 1.9m

Coloured suite comprising W.C, hand basin, shower, tiled walls, non slip floor, heated towel rail, access to airing cupboard

EXTERNAL STORE ROOM 4.6m x 2.4m

OUTSIDE

A gated driveway leads into the yard where a three bay steel framed barn 11.7m x 6.6m with lean to workshop to side 7.6m x 4.0m with electricity connected is located. The drive continues in front of the property. At the bottom of the track is a recently constructed stable block with two stables comprising 3.7m x 3.6m and further tack room 3.6m x 3.3m. there is also access to four well fenced paddocks, woodland area off with separate road access. One paddock has the benefit of a field shelter 7.3m x 4.2 with lean to. The land in total is approximately 10.79 acres (4.4 hectares)

LOT 2

This is accessed via a byway which at the bottom of the track is signposted 'Pentumpkin'. Continue for approximately 0.5 miles and the land will be located on the left. The land mainly comprises of pasture with approximately 1 acre of deciduous woodland. There is also a dilapidated railway carriage located on the land. Totalling 3.81 acres

VIEWING

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

AUCTION GUIDE PRICE

£550,000 - £650,000

£50,000 - £80,000

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.

SERVICES – LOT 1

We understand from the Vendors that mains water and electricity and private drainage is connected to the property. Telephone subject to BT regulations. Oil fired central heating – recently fitted external combi boiler

SERVICES – LOT 2

There will be an agreement of a sub meter for a water supply to the land. There is no other services to this land

FOR SALE BY PUBLIC AUCTION

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VENDOR SOLICITOR

Ms Lisa Adams acting. Okells Francis Law, Church Row, Ross on Wye, Herefordshire, HR9 5HR. Tel 01989 762009

TENURE

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

COUNCIL TAX

BAND E. Rates payable £2546.36
(Herefordshire Council 01432 260000)

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.

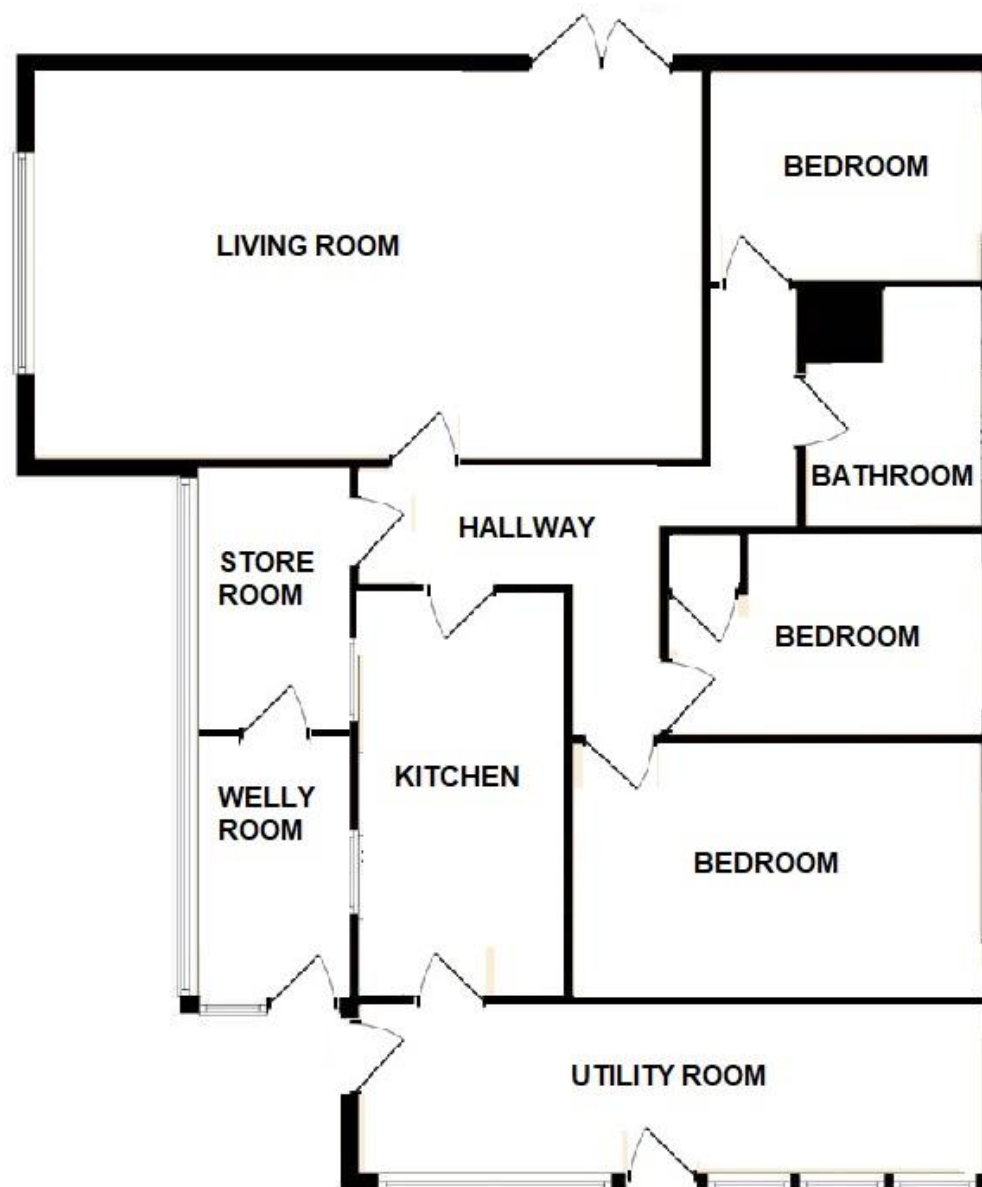
Lower Ground Floor

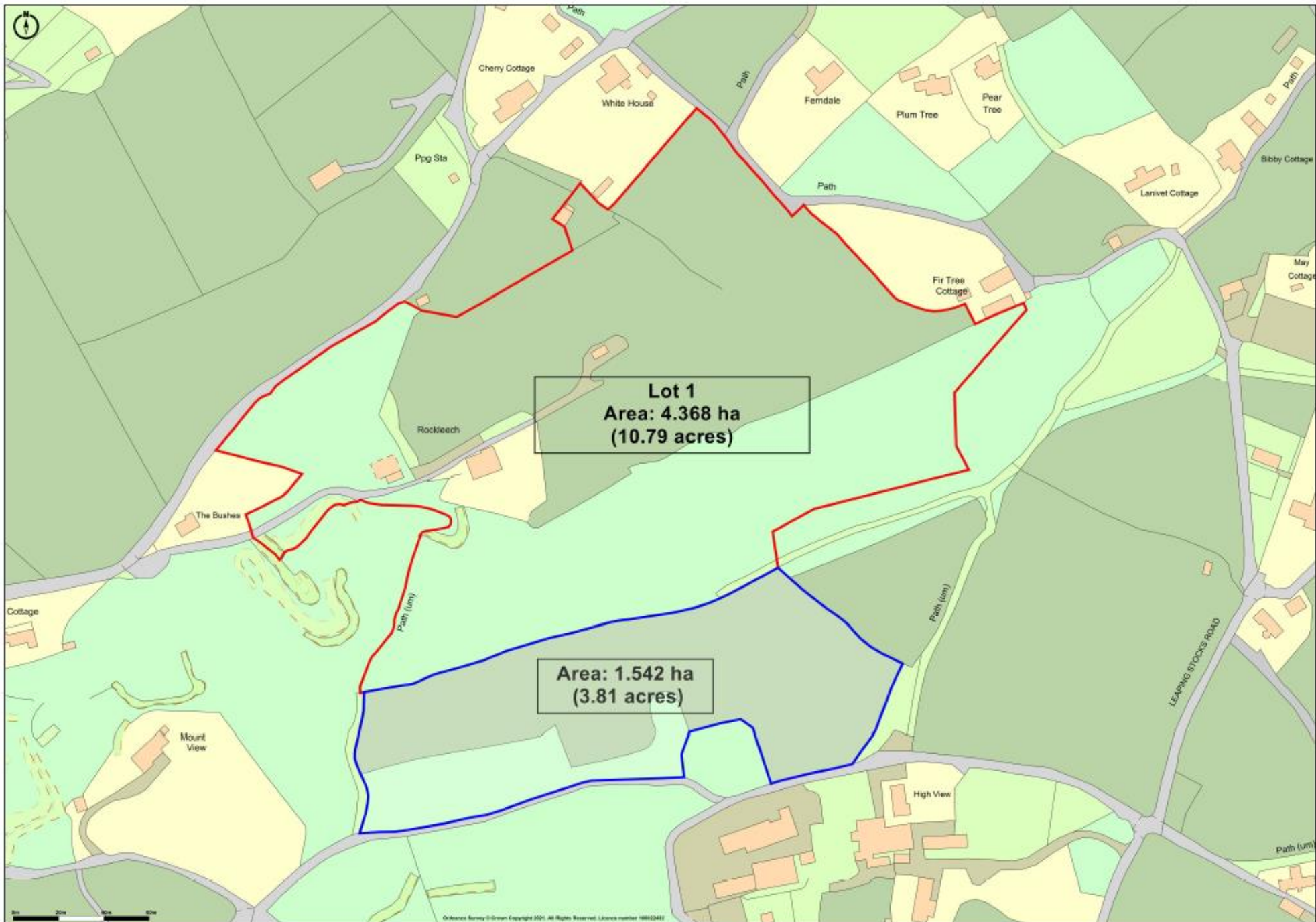
Approx. 11.1 sq. metres (119.6 sq. feet)



Ground Floor

Approx. 132.7 sq. metres (1428.9 sq. feet)







DIRECTIONS

From Ross-on-Wye follow the A40 towards Monmouth, after Whitchurch take the next exit immediately before the Total services. Turn right and continue along the road until the crossroads, turn left towards Doward Biblins. At the sharp right turn left, continue along the road for approximately 0.5 mile and Rockleach Farm is located on the right.

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 September 2021

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

LOT 1



LOT 1



Pughs

LOT 1



LOT 2

