



Land at Old Eign Hill, Old Eign Hill, Hereford HR1 1XX



**Land at Old Eign Hill
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Hereford
HR1 1XX**

Summary of features:

**For sale by Online Auction on
Thursday 8th December 2022**

9am to 4pm

- Small Parcel of land with potential
- Popular residential area of City

**Auction guide:
£25,000 to £30,000**

Situation:

Hampton Park lies just 1 mile East of the centre and is a delightful area of the city with river walks nearby as well as everyday facilities within easy walking distance.

Description:

A parcel of land situated just off Old Eign Hill in the leafy suburb of Hampton Park just 1 mile east of Hereford city.

The land extends to around 0.23 acres and is sloping and currently densely wooded with both scrub and a number of more mature trees.

In September 2012 a planning application was put in for a single contemporary designed house which was refused, the proposed dwelling was under application number S122500/F. Buyers should make their own enquiries to the planning department with regards to potential.

Services:

Buyers should make their own enquiries with regards to any services available to the site.

Planning:

There have been no recent enquiries to the planning department as to any potential but in September 2012 plans were drawn up and submitted for a single detached dwelling which was refused. Buyers should make their own enquiries as to any potential.

Tenure:

Freehold

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Mode of Sale:

The property is to be offered **For Sale by Online Auction**. The Auction will open from **9 am – 4.00 pm on Thursday 8th December 2022** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction.

The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days.

Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection at both the Auctioneers and the Solicitors Offices some 10 days prior to the date of Auction.

The Contract is not available to take away or be photocopied. However, The Vendors Solicitors will distribute a Contract pack upon request but 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-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register

on the day at least 30 minutes before commencement of the sale.

Auction Guide / Reserve Price:

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(s). Both figures are subject to change.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contact package, however potential Purchasers may wish to make their own enquiries.

Vendors Solicitors:

Mr Tim Treherne
Lanyon & Bowdler Solicitors, Hereford
Tel: 01432 352345
Email: tim.treherne@lblaw.co.uk

Directions:

From the office proceed along St Owens Street until reaching the traffic lights with Bath Street. Continue straight over passing the fire station on the left-hand side and at the next bend turn right into Eign Road. Continue along Eign Road (B4224) under the railway bridge, taking the left turn into Lichfield Avenue and then immediately right at Brookfield Vets onto Old Eign Hill. Follow the road around where the site will be seen towards the bottom of the hill on the right hand side as denoted by the agents For Sale sign.

Viewing:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these

sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.





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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.