



Hathaway, Fair Mile, Stoke Prior, Herefordshire HR6 0LR





**Hathaway,
Fair Mile,
Stoke Prior,
Herefordshire
HR6 0LR**

**For Sale by Online Auction on
Thursday 8th June 2023
Bidding commences at
10 am until 4 pm**

Summary of features

- Complete renovation project
- Subject to Consent, a fantastic re-development opportunity
- Almost 0.4 acres
- Beautiful rural setting
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Auction Guide £130,000 - £150,000

Situation:

Stoke Prior is approximately 1½ miles from the property and lies in the Hereford, Leominster, Bromyard triangle, being well placed for the centres as well as Worcester, Ludlow and Tenbury Wells. Main shopping would be in Leominster, just 2½ miles away, which provides schooling, leisure facilities, shops, supermarket, train station.

Description:

A detached property situated in this tucked away location off a country lane and accessed by a shared vehicle drive. The property was lived in up until recently, but this is a complete renovation project or potential for a replacement dwelling, subject to any Planning Permission.

The property is set in a semi elevated position with mature surrounding gardens, which would attract an abundance of wildlife. The grounds extend to approximately 0.359 acres.

Accommodation:

The property is prefabricated with very basic accommodation measuring, in total 10 m x 6.5m. Adjacent, there is a Garage/Workshop and other small outbuildings.

A particular feature of this property are its gardens being laid to lawn with an abundance of mature trees offering a high degree of privacy.

Services:

Mains electricity and water are connected to the property. Septic tank drainage.

Vendor's Solicitors:

Lanyon Bowdler Solicitors, Hereford Tel; 01432 352345 FAO Mr T. Treherne.

Online Video:

<https://youtu.be/1T-0w4Xn07s>

Mode of Sale:

The property is to be offered **For Sale by Online Auction on Thursday 8th June 2023** (unless previously sold). **Bidding commences at 10 am until 4 pm.** 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.

<https://onlineauctions.sunderlands.co.uk>

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.

Directions:

From the A49 roundabout at Leominster Enterprise Park & Industrial Estate, take the A44 Worcester Road, travelling north-east. Continue along this road for approximately 2.3 miles, taking the left hand turn (signposted Hatfield/Puddleston). After 100 metres take the left hand turn into the track and the property will be indicated by the For Sale board.

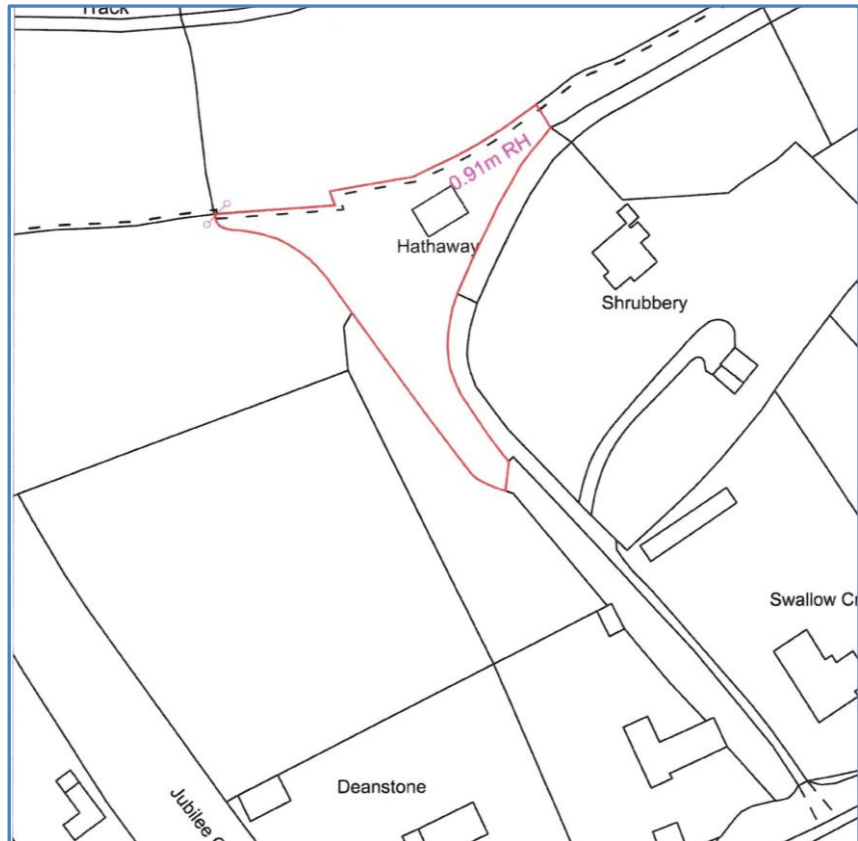
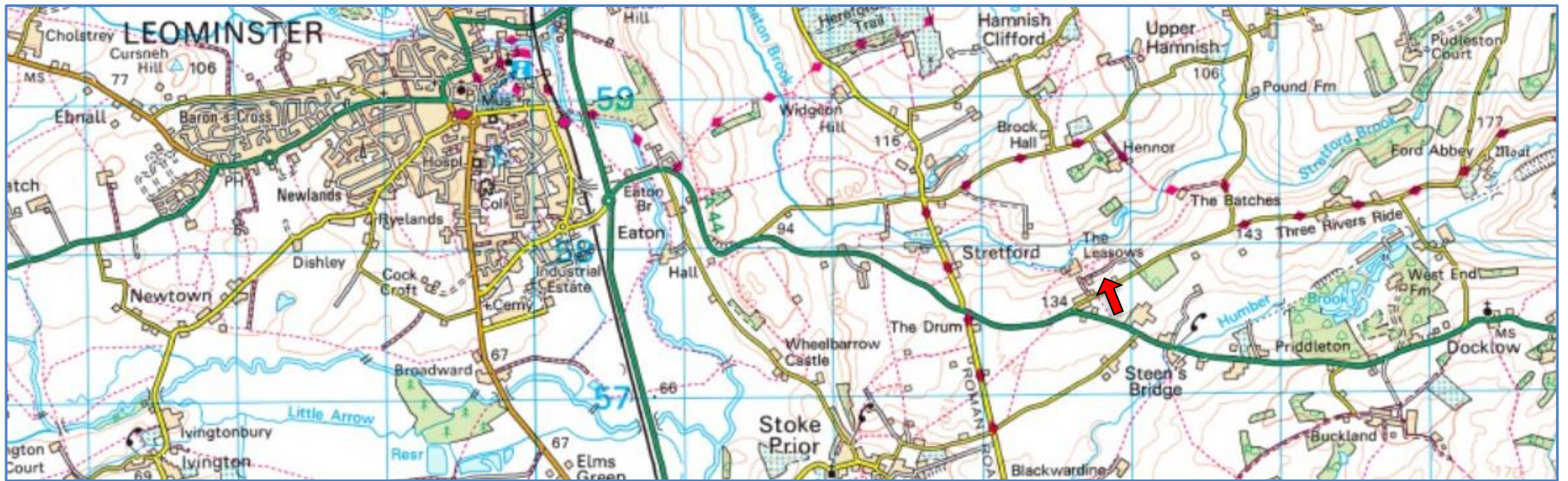
Agent's Note:

We declare that a Vendor of this property is an employee of Sunderlands.

Tenure:

Freehold.





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 property 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.

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.

Agent's Note 1:

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.

Agent's Note 2:

Buyers should make their own enquiries with the Planning Department as to the current planning status of the property and any potential.





Sunderlands

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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 Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.