



The Nodens, Old Road, Bromyard, Herefordshire HR7 4BQ



Sunderlands
Residential Rural Commercial



**The Nodens
Old Road
Bromyard
Herefordshire
HR7 4BQ**

**For Sale by Online Auction on
Wednesday 5th July 2023**

**Bidding commences 10am until
4pm**

Summary of features

- Grade II listed detached cottage and detached two storey garage
- Situated in the heart of Bromyard town
- In need of modernisation
- Attractive, landscaped garden and parking

Auction guide £160,000 - £170,000

Situation:

Bromyard itself is a traditional market town found 14 miles northeast of Hereford, 11 miles east of Leominster, 12 miles north of Ledbury and 13 miles to the west of Worcester with its access to the M5.

The Nodens sits approximately 400m from Bromyard town centre, where there are a wide range of amenities.

Beyond Bromyard town centre are the Bromyard Downs which can be seen from the slightly elevated garden at The Nodens and provide some delightful countryside walks as well as wonderful views.

Description:

A Grade II listed detached cottage with a detached two storey garage, ample parking and attractive landscaped gardens.

The Nodens is a compact house comprising of two reception rooms, kitchen, shower room, landing bedroom and bedroom. The accommodation is dated but offers great scope to become a home or an investment opportunity with of course potential to extend subject to the relevant consents. The two-storey garage was formerly a dwelling but now comprises of an open ground floor area with stairs leading to a first floor area.

Accommodation:

Entrance Porch

With door leading through to -

Sitting Room

Having a wealth of exposed wall and ceiling timbers, inset gas fire, window to the front and door to -

Dining Room

Having window to the front, stairs to first floor and opening into -

Kitchen

Having a range of matching older style wall and base units, space for appliances, sink drainer unit, window and door to the rear and door to -

Shower Room

Having a modern walk-in shower unit with glazed screen and shower, WC, wash basin and wall-mounted gas central heating boiler.

First Floor

Landing

Landing Bedroom

Having window to the front and door to -

Bedroom 1

Having window to the front.

Outside:

There is an off-road parking area to the front which leads to the **detached two-storey Garage** having door to the front and stairs to the first floor having windows to the side. On the drive, a right of access exists for the neighbouring property to pass over to their property.

There is a banked decorative garden to the side of the drive and the principal garden is found to the rear of the property itself and accessed via steps where there is a good sized lawned area with a range of borders and well-established shrubs and trees.

There is a newly constructed timber **Garden Shed** and **Summerhouse** and from the top of the garden views towards Bromyard Downs and Bromyard town centre.

Services:

Mains water, electricity, gas and drainage are connected.

Tenure:

Freehold.



Mode of Sale:

The property is to be offered **For Sale by Online Auction**. The Auction will open from **10.00am – 4.00pm on Wednesday 5th July** (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:

Zoe Haynes, Taylor Rose Solicitors
Tel: 020 3551 8093
Email: zoe.haynes@taylor-rose.co.uk

Directions:

Navigate to postcode HR7 4BQ (Old Road, Bromyard) and The Nodens can be found between York Road and Bromyard town centre, as indicated by the For Sale sign.

Viewing:

Viewing days have been tentatively arranged for Wednesday 31st May 12 p.m., Friday 9th June 3 p.m., Tuesday 13th June 12 p.m. Please call to make an appointment. Other dates by arrangement.

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.

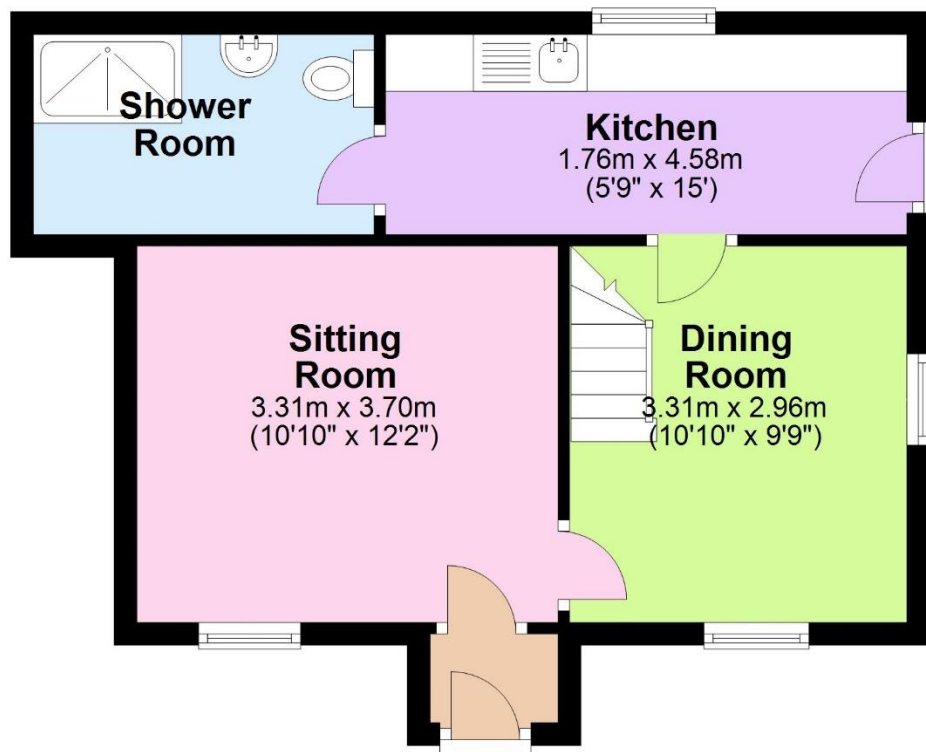
Important Notice:

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





Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay-on-Wye, Herefordshire, HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

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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.