



Dobbin Cottage, Little Birch, Herefordshire HR2 8BD





**Dobbin Cottage  
Little Birch  
Herefordshire  
HR2 8BD**

**For sale by online auction  
Wednesday 24<sup>th</sup> April 2024  
Between 10 and 4pm**

**Summary of features**

- Semi detached stone cottage
- Delightful rural location away from main roads
- In needs of total renovation
- Good size gardens

**Auction guide £200,000**

**Description:**

A stone built semi-detached cottage set in a tucked away location away from main roads. The cottage is in need of total renovation but has lots of potential to create a family home. The property has character and briefly comprises sitting room, kitchen, lobby, cloakroom and to the first floor three bedrooms and bathroom. The gardens are overgrown but are of good size with an area for parking.

**Situation:**

Little Birch is a much-favoured area of the county being approximately 7 miles south of Hereford city and also well-placed for access to Ross on Wye, Monmouth and the A40/M50 road network. There is a pub, church and many lovely walks around the surrounding area along footpaths and green lanes.

The accommodation in more detail as follows: -

**Accommodation:**

**Front Door**

Leading to -

**Sitting Room**

With brick open fireplace with tiled hearth, exposed oak beams, three windows.

**Kitchen**

Very basic, currently comprising stainless steel single drainer sink unit, cupboards, understairs cupboard, window.

**Lobby**

Door to outside

**Cloakroom**

WC low-flush suite and sink, window.

Stairs lead up from the lobby to -

**First Floor Landing**

**Bedroom 1**

Having windows with views, cupboards, exposed beams

**Bedroom 2**

Having two windows, views, exposed beams.

**Bathroom**

Comprising bath, pedestal wash hand basin, window.

**Bedroom 3**

Window

**Outside:**

A gate leads to a parking area to the side of the property. The gardens are of a good size albeit very overgrown but with mature trees, old stone pig Cott. The neighbour has pedestrian access to the rear of their property.

**Services:**

Mains water and electricity. Private drainage.

**Tenure:**

Freehold.

**Wayleaves, Easements & Rights of Way:**

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

**Planning:**

No planning enquiries have been made.

**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:

Online Auction: The property is to be offered **For Sale by Online Auction**. The Auction will open from **10am – 4pm on Wednesday 24<sup>th</sup> April 2024** (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 made available on the agents own online webpage  
<http://onlineauctions.sunderlands.co.uk>  
Please make any further enquiries direct 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 online Bidders Registration Form providing Proof of Identification (ID) prior to the Auction. (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

#### 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.

#### Vendors Solicitors:

Harrison Clark Rickerbys, Hereford  
Tel: 01432 349703  
Email: Jmayglothling@hcrlaw.com

#### Directions:

From Hereford proceed in a Southerly direction along the A49 turning left after approximately 5 miles at the top of the Callow signposted Kings Thorn. Turn left again after approximately three quarters of a mile opposite a wooden bus shelter signposted Little Birch. Continue to the bottom of Barrack Hill turning right. Proceed along this road for approximately 1 mile, ignoring the right hand turn to Little Birch Church. Follow the road around to the left and downhill and take the next right turn steeply up a bank where the property will be seen on the left just before a sharp left bend.

#### Viewing:

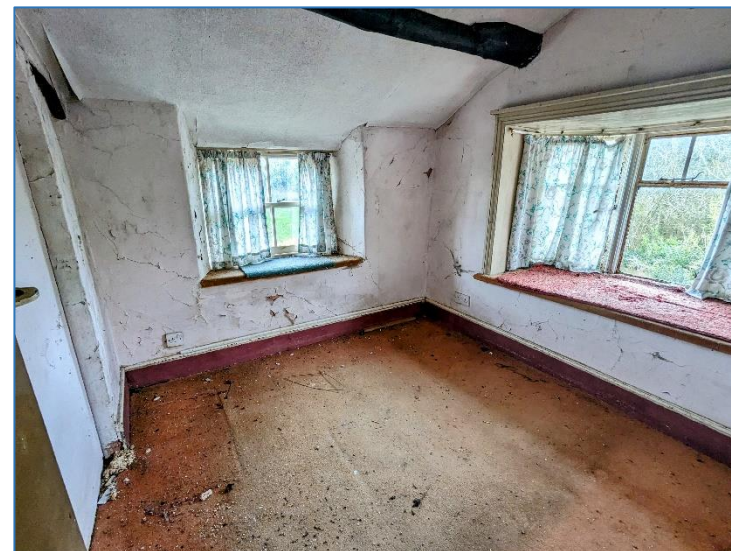
Strictly through the selling Agents.

#### Health & Safety Notice:

Prospective Purchasers should take all necessary care when viewing the property. 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.



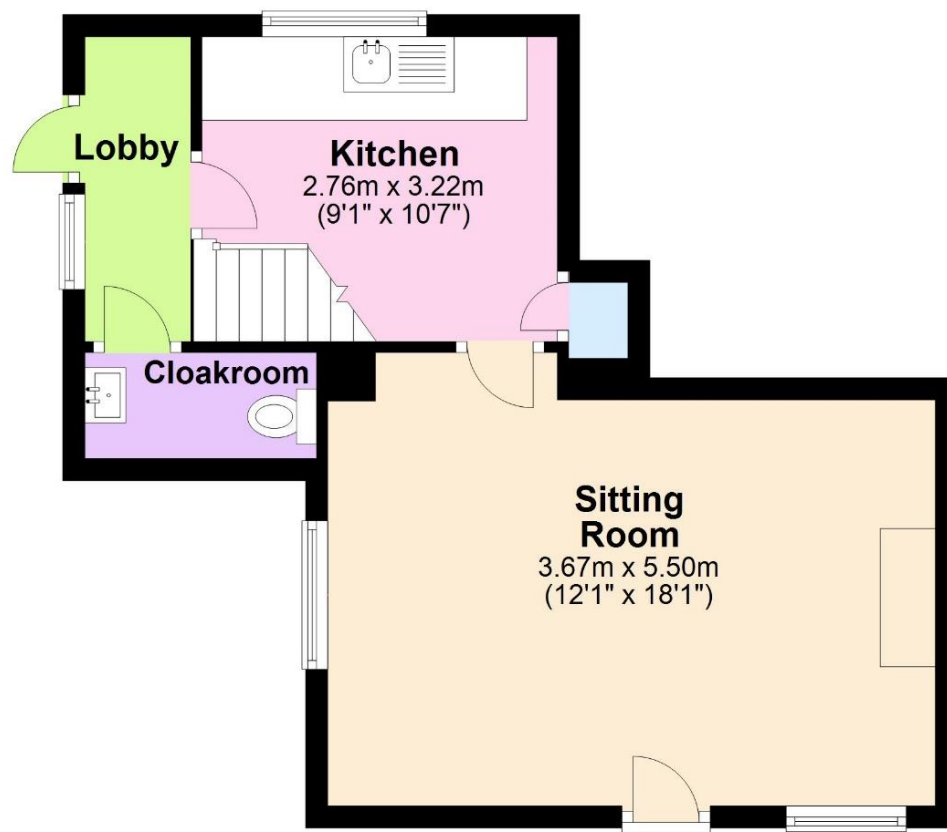






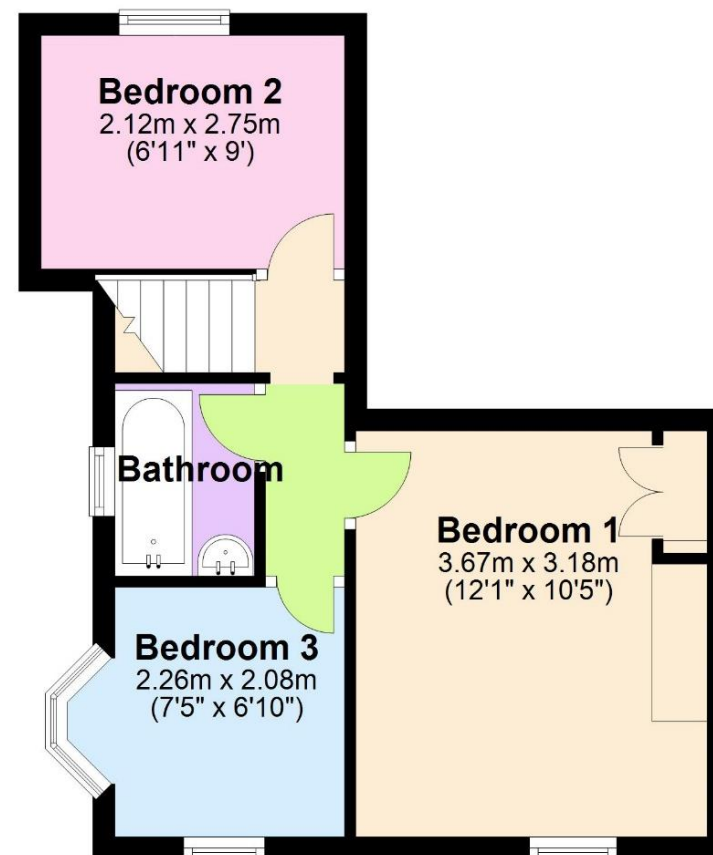
## Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



## First Floor

Approx. 28.6 sq. metres (308.4 sq. feet)



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

### 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.