



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



Sunderlands
Residential Rural Commercial



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

**For Sale by Online Auction on
Thursday 19th September 2024
Bidding commences at
10 am until 4 pm**

Summary of features

- Planning permission for a replacement detached dwelling
- An interesting project ideal for builders or self-build.
- Almost 0.4 acres
- Tucked away rural location

Auction Guide £175,000 - £200,000

Description:

A detached, prefabricated bungalow with planning permission for a two storey replacement dwelling which would be of particular interest to developers, builders or buyers wanting to build their own home.

The property is tucked away from the main highway along a shared vehicle driveway in a semi-elevated position surrounded by mature gardens which attract an abundance of wildlife. The grounds extend to about 0.359 acres.

Situation:

Stoke Prior is approximately 1.5 miles from the property and lies in the Hereford/Leominster/Bromyard triangle, being well placed for these centres as well as Worcester, Ludlow and Tenbury Wells. Main shopping would be in Leominster just 2.5 miles away which provides schooling and leisure facilities, shopping, supermarket and train station.

Planning Permission:

Planning permission was approved on 31st May 2024 under application number 240279 for 'proposed demolition of existing dwelling and construction of replacement dwelling'. There are approved plans showing the following accommodation:

Porch, reception hall, lounge, study, kitchen dining room, utility, ground floor bedroom, Bathroom. To the first-floor landing and 2 bedrooms both with en-suite.

There is already a detached garage/workshop measuring 5.72m x 5.25m and has power and light.

The garden area is mature with a variety of trees and shrubs with hedge/fence borders which adjoin farmland to two sides.

Services:

Mains electricity and water are connected to the property. Private drainage.

Mode of Sale:

The property is to be offered **For Sale by Online Auction on Thursday 19th September 2024** (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 onto a vehicle track which leads to the property.

Viewing:

Please contact the selling agents.

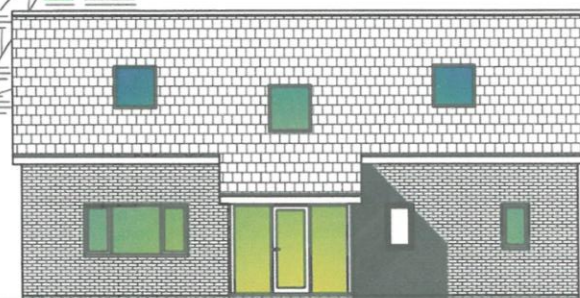
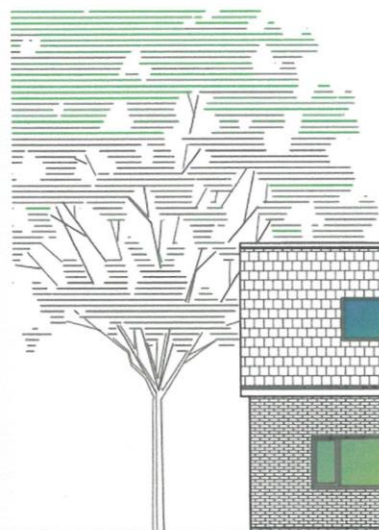
Tenure:

Freehold.

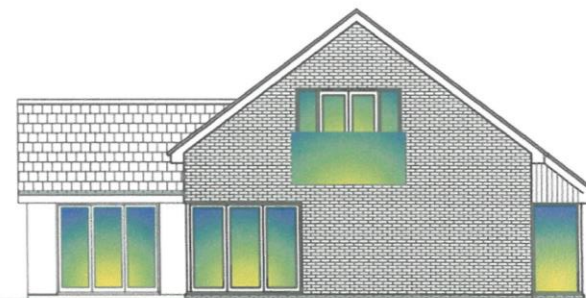


Drawings not to be scaled and measured
checked on site.
Not to be copied without written consent

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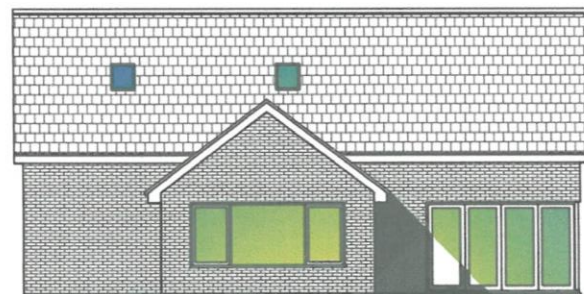
FRONT ELEVATION



SIDE ELEVATION

DRG NO. M1

PROPOSED ELEVATION



REAR ELEVATION

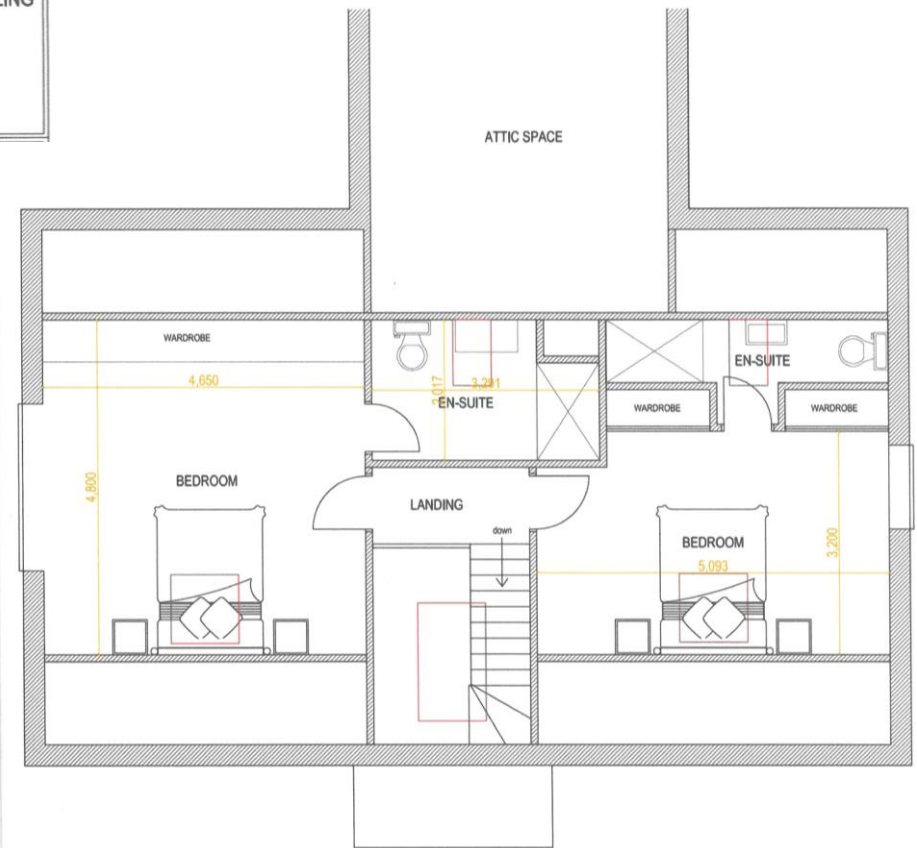
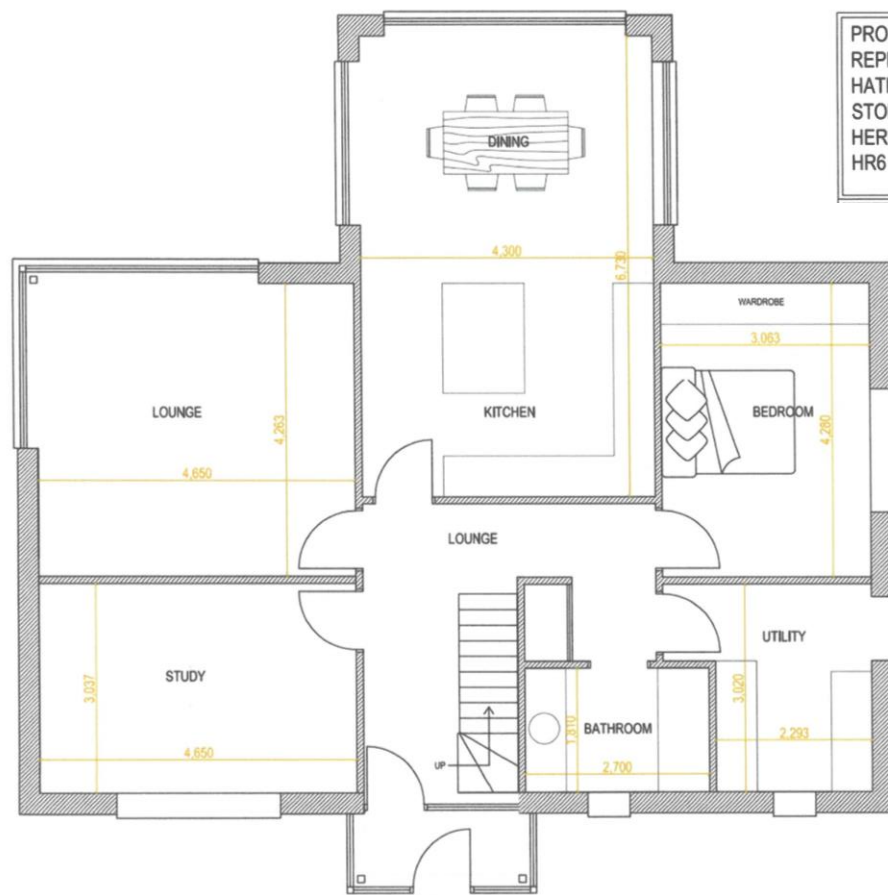


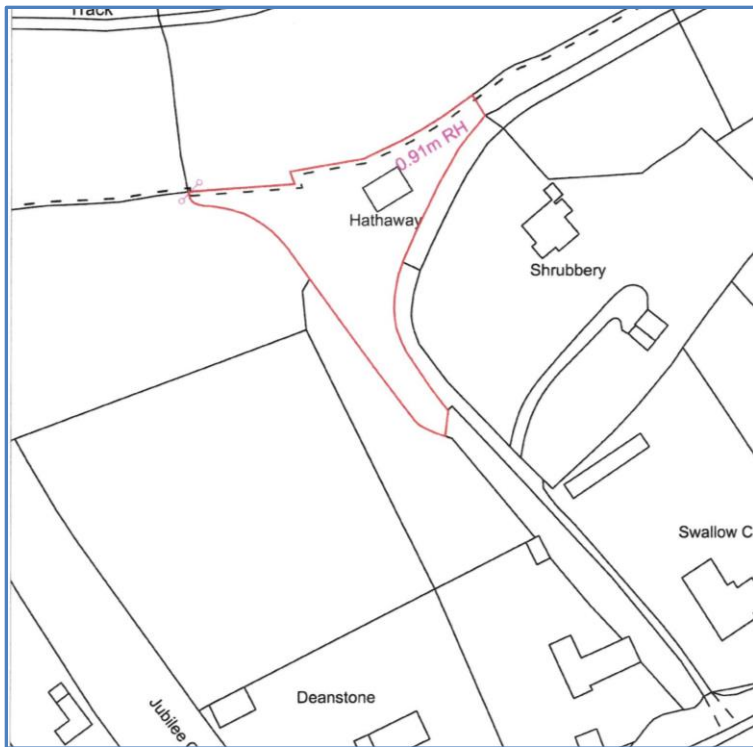
SIDE ELEVATION

PROPOSED
REPLACEMENT DWELLING
HATHAWAY,
STOKE PRIOR
HEREFORDSHIRE
HR6 0LR

D A FORREST
ARCHITECTURAL
SERVICES
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Scale 1:100 @ a3 Date January 2024





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 with regard to any further information regarding the planning permission.

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.