



Cottages and Land at Kingsfield, Marden, Herefordshire, HR1 3EU

johnamos
& COLTD

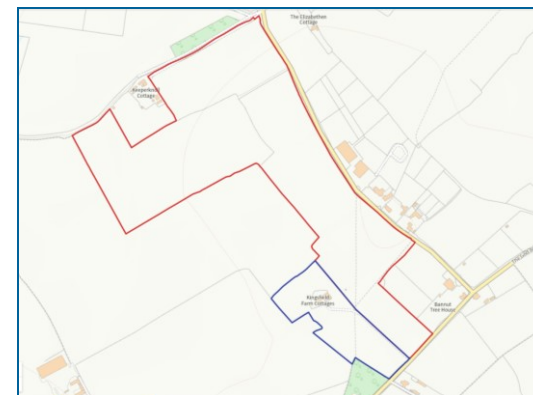
BK Bruton
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Cottages and Land at Kingsfield, Marden, Herefordshire, HR1 3EU

Lot 1 - Guide Price £400,000 Lot 2 – Guide Price £550,000

Approximately 50 acres of high quality arable land together with a pair of two bedroom semi-detached cottages. For sale as a whole or in two lots.

Two Cottages and Approx. 50 Acres of Land



INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer two cottages and 50 acres of arable land, located at Kingsfield, Marden, Hereford HR1 3EU for sale by Formal Tender.

DESCRIPTION

The property comprises a pair of semi-detached two bedroom cottages with gardens and outbuildings, together with a prime block of versatile arable land in a ring fence with good road frontage. It comprises an excellent opportunity rarely seen on the current market, for buyers wishing to carry out a renovation project to create a spacious single residence, or for farmers to secure a valuable block of arable land together with two cottages providing strong potential rental income.

The property is conveniently located in attractive open countryside some 5 miles north of Hereford.

LOT 1

A pair of semi-detached cottages constructed of rendered masonry and reconstituted stone block walls under a slate roof, with single storey brick and flat roof kitchen extensions to the rear. The accommodation consists of:-

Wisteria Cottage, 1 Kingsfield Cottages

Ground Floor:

Hall, kitchen, lounge with wood burner, bathroom.

First Floor:

Two bedrooms.

Lavender Cottage, 2 Kingsfield Cottages

Ground Floor:

Hall, kitchen, lounge, bathroom.

First Floor:

Two bedrooms.

Each cottage has gardens to the rear and plenty of space for a front garden, ample parking space and a small open fronted brick outbuilding. Lot 1 includes the useful concrete and brick barn adjacent to the cottages on the east side. Heating is by electric and night storage heaters, and drainage is to a septic tank. Access is via a good stone track from the Marden to Bodenham road.

The cottages are for sale together as the one pair, lotted with a valuable total area of approximately 6.3 acres of land as shown on the sale plan.

The cottages have recently been let at good rents and enjoy fine views especially north to Dinmore Hill.

COUNCIL TAX

Lavender Cottage	Band B
Wisteria Cottage	Band B

LOT 2

43.6 acres of level prime arable land in a ring fence, with good road frontage. The land is Grade 3, the soil being an easily worked loam. The land is versatile, being currently sown to wheat and oats, with potatoes being grown in 2021. Access is via a right of way over part of the track to the cottages and from a gateway on the east boundary onto the lane to The Vern.

SERVICES

Mains water and electricity are connected.

Excluded from the sale is the small brick building to the north east of the cottages. This is a pump house for a borehole owned by the Little Berrington Farm owners and used in the spring water business.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. There are no entitlements included with the sale.

MINERAL RESERVES UPLIFT CLAUSE

The land is understood to contain valuable reserves of sand and gravel. The land will be sold subject to an uplift clause stating that if within 30 years from the purchase date the buyer obtains planning permission to extract the minerals, or for any other development, 30% of any resulting increase in value is payable to the current seller.

SPORTING AND TIMBER RIGHTS

All sporting and timber rights are included in the sale.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

BOUNDARIES

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

TENURE

Wisteria Cottage and Lavender Cottage are sold with vacant possession.

The land is offered for sale Freehold subject to a Farm Business Tenancy due to expire on 30 September 2022.



METHOD OF SALE

The land is to be offered for sale by Formal Tender (unless previously sold). For any enquiries of a legal nature, please contact the Solicitors (please see details below).

All offers must be in writing on the prescribed tender form accompanied by a 10% deposit cheque and marked clearly "**Cottages and Land at Kingsfield Marden HR1 3EU**". All Tenders must be submitted in writing on the attached form by **12 noon** on **Friday 2nd September 2022** and delivered to:-

John Amos FRICS FAAV

John Amos & Co
Lion Court,
Broad Street
Leominster
HR6 8LE

The deposit cheque should be made payable to **BRUTON KNOWLES LLP – CLIENTS CALL A/C.**

The Tender forms and legal pack will be available from the Vendor's Solicitor and Agent at least seven days prior to Tenders closing.

N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller's Solicitor. The detail in these particulars is for guidance only and should not be relied upon.

COMPLETION

Completion is scheduled for Friday 30th September 2022.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

VIEWING

Viewing of the cottages is strictly by appointment through John Amos & Co. on 01568 610007.

Viewing of the land may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact John Amos & Co. on 01568 610007.

AGENTS

John Amos & Co
Lion Court
Broad Street
Leominster. HR6 8LE

T: 01568 610007

John Amos FRICS FAAV

E: john@johnamos.co.uk

Geoff Coster MRICS FAAV

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SOLICITORS

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Leominster HR6 8BS

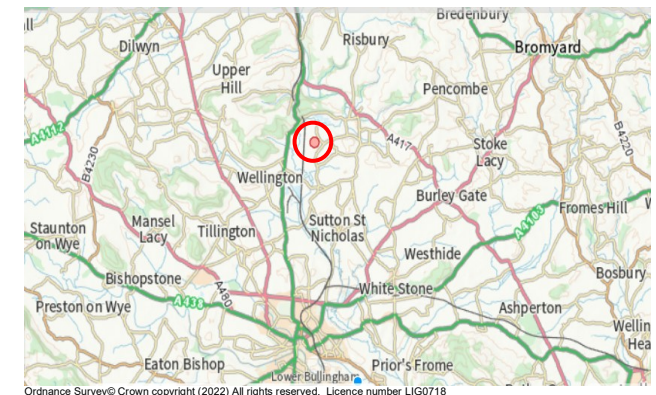
T: 01568 616333

Rachael Hughes

E: rhughes@gabbs.biz

DIRECTIONS

From Hereford take the A49 north to the Marden turn on the right, just after the Wellington Garden Centre. Take this lane and at the junction in Marden village turn left onto Walkers Green. Follow the road past the S&A Soft Fruits Brook Farm site for about 1.5 miles and the property is on the left hand side indicated by the Agent's For Sale sign.



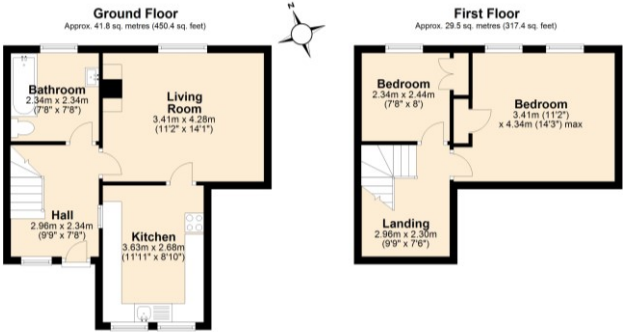
PLAN OF LAND



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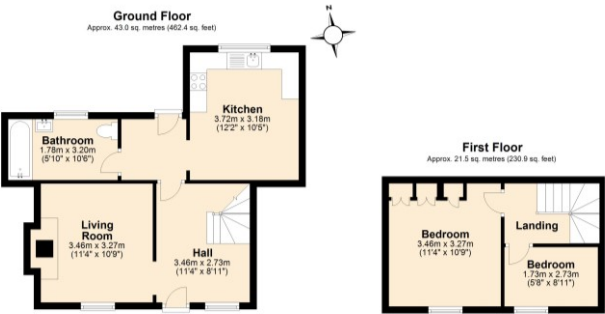
FLOOR PLAN

Lavender Cottage



Total area: approx. 71.3 sq. metres (767.9 sq. feet)

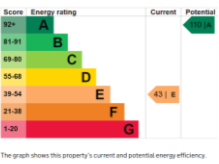
Wisteria Cottage



Total area: approx. 64.4 sq. metres (693.3 sq. feet)

EPC

Lavender Cottage



The graph shows this property's current and potential energy efficiency.

Wisteria Cottage



The graph shows this property's current and potential energy efficiency.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared JULY 2022