

SOUTH HEREFORDSHIRE

Ross on Wye 2 miles. M50 (Junction 3) 4 mile. Hereford 11 miles.

**AN ATTRACTIVE RURAL DWELLING
WITH DEVELOPMENT POTENTIAL**

**WELLANDS COTTAGE
SELLACK
ROSS-ON-WYE
HR9 6QW**



**2 Bedroom Residence with adjacent Stone Barn
set within 0.40 Acre**

FOR SALE BY PUBLIC AUCTION
(unless sold prior)

at
ROSS AUCTION CENTRE, OVERROSS, ROSS-ON-WYE, HR9 7QQ

on **WEDNESDAY 9TH OCTOBER 2024**
at 6 pm

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

Wellands Cottage is situated in the parish of Sellack in South Herefordshire. The property lies approximately 2 miles from the market town of Ross-on-Wye which contains a good selection of shopping, recreational and educational amenities.

More extensive facilities are available in the Cathedral City of Hereford which is about 11 miles distant.

The property is very well located within 4 miles of access onto the M50 Motorway which ensures outstanding road communications throughout the United Kingdom.

DIRECTIONS

From the Wilton roundabout, take the A49 Hereford road for about 0.25 a mile and then turn right signposted Sellack. Proceed on this road for about 1.4 miles and the property will be found on the right hand side of the road.

POST CODE

HR9 6QW.

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a private disposal system.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

Harrison Clark Rickerbys
Overross House, Ross Park, Ross on Wye, HR9 7US
Tel: 01989 562377.
Attn S Harbord. Email: SHarbord@hcrlaw.com

VIEWING

Viewing is strictly by appointment with the Sole Agents – RG and RB William.
Tel: 01989 567233. (Ref RBW/TW).

MODE OF SALE

The property is offered for sale by public auction as one lot at Ross Auction Centre, Overross, Ross-on-Wye, HR9 7QQ on Wednesday 9th October 2024, at 6pm.

PARTICULARS OF SALE

**WELLANDS COTTAGE
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THE RESIDENCE

The property has direct roadside frontage to an unclassified council road. It is principally constructed of stone and brick elevations, part half timbered and rendered under a pantile roof.

The property has recently been the subject of a rewiring scheme.

The residence is generally in need of modernisation and/or replacement and offers significant development potential.

The accommodation principally comprises:

ON THE GROUND FLOOR

Entrance Porch:

Entrance Hall: (approx. 11'10" x 8'8") with cupboard off.

Living Room: (approx. 11'2" x 9'7") with sealed fireplace with timber surround.

Sitting Room: (approx. 12'5" x 12'6") with cupboard off; tiled fireplace with electric fire.

Kitchen: (approx. 13'4" x 10'10") with Belfast sink and Pantry off.

ON THE FIRST FLOOR

Landing:

Bedroom No. 1: (12'8" x 12'3") with airing cupboard off.

Bedroom No. 2: (approx. 9'10" x 12'3").

Bathroom: with pedestal wash hand basin; low level w.c. and panelled bath.

OUTBUILDINGS

Adjacent to the farmhouse is a stone and pantile **Traditional Barn** containing a cider mill and press (14' x 12').

GARDEN GROUNDS

The property is situated in Garden Grounds which extend to approximately 0.40 Acre.

The purchasers will be required to erect a stockproof fence between points A, B and C on the attached plan.



