



Rose Cottage, Long Lane, Peterchurch, Herefordshire. HR2 0TE  
For Sale by Public Auction on Tuesday 5<sup>th</sup> July 2022 at 6pm



**Sunderlands**  
Residential Rural Commercial



**Rose Cottage**  
**Long Lane**  
**Peterchurch**  
**Herefordshire**  
**HR2 0TE**

Summary of features

- For Sale by Public Auction (unless previously sold) Tuesday 5<sup>th</sup> July 2022 6pm at Peterchurch Village Hall
- Three bedroom detached period stone cottage in need of renovation
- With 0.535 acres of land
- Terrific investment opportunity
- Guide Price £250,000 - £300,000

**Hay-on-Wye 10 miles**  
**Hereford 12 miles**  
**Brecon 25 miles**

### Description

Rose Cottage is a delightful three bedroom detached cottage situated on the outskirts of Peterchurch. Rose Cottage requires significant expenditure to bring it up to modern day living standards but could be renovated into a wonderful family home. The property benefits from a garden/paddock are of 0.473 acres that immediately surrounds the cottage in a linear shape. There is also a further parcel of land opposite the cottage extending to 0.06 acres.

### Location

Peterchurch is a popular Golden Valley village with an excellent range of services and facilities including a post office and stores, hairdresser, church, primary and secondary schools, public house, restaurant, community centre and Dr's surgery.

Further amenities and independent shops can be found just 10 miles away in the borders market town of Hay-on-Wye. The town is a well-known tourist destination renowned around the world for its annual literary festival.

The cathedral city of Hereford is also nearby offering additional shops and facilities including the nearest train station.

### Accommodation

The current room measurements are as follows:

<b>Kitchen</b>	2.58m x 4.14m with sink units and "Rayburn"
<b>Dining Room</b>	3.06m x 4.28m
<b>Sitting Room</b>	5.10m x 3.52 with multi stove
<b>Bedroom One</b>	3.77m x 3.19m
<b>Bedroom Two</b>	3.63m x 2.35m
<b>Bedroom Three</b>	2.75m x 2.99m
<b>Shower Room</b>	3.24m x 2.66m with shower, w.c. and wash handbasin

### The Land

The block of land immediately surrounding the cottage extends to 0.473 acres which is partially used a garden and the rest as a paddock. There is also a parcel of land opposite the cottage which extends to 0.06 acres.

### Services

The property has the benefit of mains electricity, water supply and private drainage. The property has the benefit of a solid fuel "Rayburn" which provides hot water and some heating.

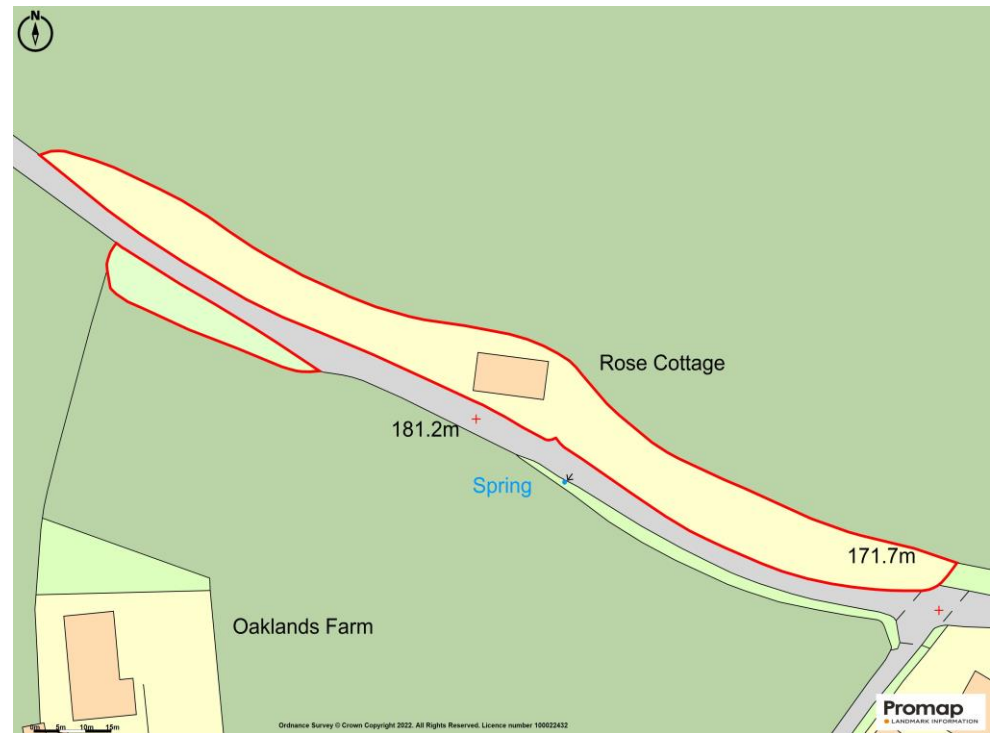
### Tenure

Freehold with vacant possession upon completion.

### Method of Sale

The property is to be offered For Sale by Public Auction on Tuesday 5<sup>th</sup> July 2022 at 6pm (unless previously sold) at Peterchurch Village Hall, Peterchurch. The purchaser will be required to pay a 10% deposit at the Auction with the balance of the monies due within 28 days.





### **Vendors Solicitors**

Ms Fenella Longstaff, Gabbs Solicitors, 1-2 Chancery Lane, Hay-on-Wye, Herefordshire. HR3 5DB. Tel: 01497 822 522

### **Contract**

A copy of the Contract and any Special Conditions of Sale are available online 14 days prior to auction. The Vendors solicitors will distribute a contract pack upon request however, 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-money laundering legislation all persons intending to bid for the property should at the Auction bring with them the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

### **Wayleaves Easements and 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.

### **Town and Country Planning**

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

### **Plans, Areas and Schedules**

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### **Misrepresentations Act**

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

### **Boundaries Roads and Fences**

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

### **Inconsistency**

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

### **Important Notice**

These particulars are set out as a guide only. These are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part

of any contract. No persons in the employment of Sunderlands has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

### Guide Price

An indication of the sellers current minimum acceptable price. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. The reserve is not fixed at this stage and can be adjusted by the seller at any time. This guide price can be shown in the form of a minimum and maximum price range where at time of print an acceptable price may fall. A guide price is not a reserve price.

### Reserve

The sellers minimum acceptable price at the auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Viewing and Contact Details

All viewings must be arranged through the selling agents Sunderlands.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-5.00pm.

Sat 9.00-1.00pm.

Out of hours contact:

Matthew Nicholls: 07811 521 267

Harry Aldrich-Blake 07717 410 757

### Directions

Proceed out of Hay-on-Wye on the B4348 towards Peterchurch. On entering the village turn right by The Nags Head Public House. Continue along this lane until you reach the crossroads, proceed straight over towards Long Lane, continue for 0.6 miles and Rose Cottage can be found on the right hand side

### Viewing by appointment through Sunderlands

#### Hay-on-Wye Branch

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

Tel: 01497 822522

Email: hay@sunderlands.co.uk

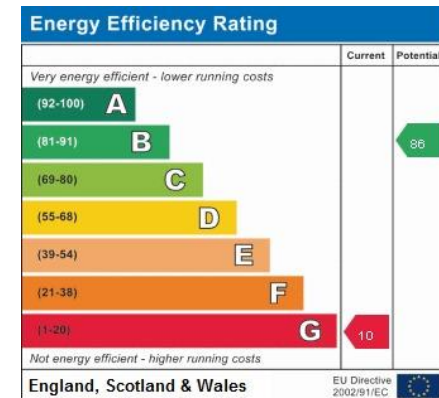
#### Hereford Branch

Offa House, St Peters Square, Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



rightmove  
find your happy

Zoopla.co.uk  
Smarter property search



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.