

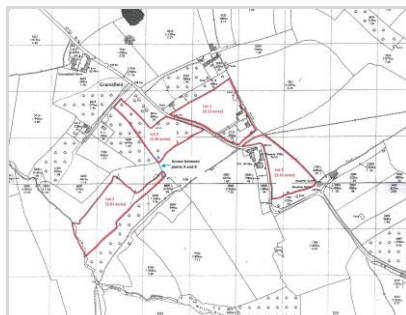
COBB AMOS

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THE AUCTION

Thursday 5th May 2016 at 6 p.m.

Luctonians Sports Club, Kingsland, Nr. Leominster, HR6 9SB



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The best results

THE AUCTION



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enquiries@johnamos.co.uk

John Amos & Co and Cobb Amos are pleased to be able to offer For Sale by Public Auction (unless previously sold) the following Lots:

LOT 1



DEEPMOOR, YATTON HILL, AYMESTREY, HEREFORDSHIRE

GUIDE PRICE £180,000

Set in a stunning location, surrounded by farmland and in approximately 0.50 acres is this detached cottage for complete renovation. Accommodation currently comprises two bedrooms, two reception rooms, kitchen, bathroom and there are various sheds and a large timber garage / workshop.

Solicitors: Mrs. Judith Haines – Lloyds Cooper
Tel: 01568 613236

Cobb Amos 01568 610310
John Amos & Co 01568 610007

LOT 2



PLOT ADJACENT TO 1 GOLF LANE, BUILTH WELLS, POWYS,
LD2 3NN

GUIDE PRICE £60,000

A single building plot with planning (which is still current and has no time limit) with consent for a two bedroom detached dwelling with detached garage and river frontage situated in the market town of Builth Wells.

Solicitors: Mrs Anne Davies – Margraves Solicitors
Tel: 01597 825565

Cobb Amos 01547 529907

LOT 3



GRANTSFIELD COTTAGE, GRANTSFIELD, NR. LEOMINSTER,
HEREFORDSHIRE, HR6 0ET

GUIDE PRICE £220,000

(Lot 1) Stunning detached cottage set in 3.13 acres with detached traditional barn and field shelter in need of complete renovation. Accommodation comprises of two reception rooms, kitchen, scullery, three bedrooms and bathroom. Additional 7.37 acres available.

Solicitors: Mrs Judith Haines – Lloyds Cooper
Tel: 01568 613236

Cobb Amos 01568 610310
John Amos & Co 01568 610007

LOT 4



APPROX. 5.21 ACRES OF LAND AT GRANTSFIELD, NR. LEOMINSTER,
HEREFORDSHIRE, HR6 0ET

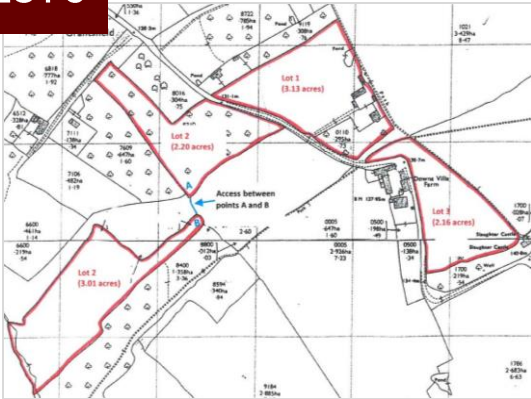
GUIDE PRICE £35,000

(Lot 2) An attractive block of land in two fields extending to approximately 5.21 acres of pasture land.

Solicitors: Mrs Judith Haines – Lloyds Cooper
Tel: 01568 613236

Cobb Amos 01568 610310
John Amos & Co 01568 610007

LOT 5



APPROX. 2.16 ACRES OF LAND AT GRANTSFIELD,
NR. LEOMINSTER, HEREFORDSHIRE, HR6 0ET

GUIDE PRICE £15,000

(Lot 3) An attractive block of land extending to approximately 2.16 acres of pasture land.

Solicitors: Mrs Judith Haines – Lloyds Cooper
Tel: 01568 613236

Cobb Amos 01568 610310
John Amos & Co 01568 610007

LOT 6




APPROX. 1.30 ACRES KNOWN AS 'BUTTY ACRE' AT KINGSGLAND,
LEOMINSTER, HEREFORDSHIRE

GUIDE PRICE £20,000

A block of 1.30 acres (0.53 hectares) of permanent pasture land interspersed with fruit trees suitable for livestock or equestrian grazing with roadside access.

Solicitors: Mrs Judith Haines – Lloyds Cooper
Tel: 01568 613236

 01568 610007

Property and Land Auctions

We have an unprecedented record of property Auction sales covering The Midlands and Wales. We carry out appraisals to ensure the property is suitable for Auction, provide advice on the Auction process itself and then promote and market the property in an appropriate way to help you achieve the best price on the day. Auctioneer, John Amos FRICS FAAV has over 30 years of selling at property Auctions, making him one of the most experienced and respected property Auctioneers in the region.

If you are interested in selling your property by Auction, please speak to a member of staff. We are happy to provide informative and specialist advice without obligation.

Please contact the **Property Team** on **01432 266007** to discuss entering your property or the **Rural Team** on **01568 610007** for farms, smallholdings, land and dispersal sales.

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THE AUCTION

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If you are contemplating selling property or land through Auction, please contact:-

Property - Stephen Saunders on 01568 610310
Land - John Amos on 01568 610007

FUTURE DATES

30th June - Luctonians Sports Club, HR6 9SB
8th September - Luctonians Sports Club, HR6 9SB
27th October - Luctonians Sports Club, HR6 9SB

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