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THE AUCTION

Thursday 17th May 2018 at 6 p.m.

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



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THE AUCTION



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Hereford Office
14 King Street
Hereford, HR4 9BW

01432 266007
hereford@cobbamos.com

Leominster Property
2 Broad Street,
Leominster, HR6 8BS

01568 610310
leominster@cobbamos.com

Knighton Office
22 Broad Street,
Knighton, LD7 1BL

01547 529907
knighton@cobbamos.com

Ludlow Office
5 High Street,
Ludlow, SY8 1BS

01584 874450
ludlow@cobbamos.com

Leominster Rural
Lion Court, Broad Street,
Leominster, HR6 8LE

01568 610007
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



THE CROSS INN, EARDISLAND, LEOMINSTER, HEREFORDSHIRE,
HR6 9BW

GUIDE PRICE £175,000

A Grade II listed public house requiring renovation located in the picturesque "Black & White" village of Eardisland. This is an ideal opportunity for someone to re-open a much loved village public house and previously one of the most popular in the region.

Solicitors: Judith Haines – Lloyds Cooper
Tel: 01568 613236

Cobb Amos 01568 610310

LOT 2



LOWER TAN HOUSE, STAUNTON ON ARROW, LEOMINSTER,
HR6 9HS

GUIDE PRICE £300,000

A fantastic opportunity to purchase a unique country property in need of complete renovation. The property consists of a four bedroom detached property, a detached one bedroom chalet, a double carport attached to the large garage, grounds measuring in excess of 3.5 acres to include paddock with double stable block, all set in a tranquil location.

Solicitors: Therese Kidman – Lambe Corner
Tel: 01432 355301

Cobb Amos 01568 610310

LOT 3



48 WEST STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8EU

GUIDE PRICE £150,000

A freehold mixed premises comprising shop and retail area of approximately 800 sq.ft, along with two independently accessed first floor one bedroom flats. The unit is positioned in a central location within Leominster, with all units having tenants in situ.

Solicitors: David Lloyd - Margraves Solicitors
Tel: 01597 825565

Cobb Amos 01568 610310

LOT 4



UPPER HILL FARM, SOUTH BARN, BREINTON, HEREFORD, HR4 7PQ

GUIDE PRICE £225,000

A rare opportunity to develop a detached barn located in the popular semi-rural position of Breinton, just 2 miles from Hereford city centre. The barn has full planning consent to develop into a four bedroom dwelling and can be found online under planning reference: DCCW2009/0384/F

Solicitors: Angharad Woodland – Woodland Davies
Tel: 01874 624422

Cobb Amos 01568 610310

LOT 5



OLD WESLEYAN CHAPEL, HARP YARD, KINGTON, HEREFORDSHIRE,
HR5 3BJ

GUIDE PRICE £50,000

A unique opportunity to acquire a substantial stone three storey Grade II Listed chapel in the heart of Kington but tucked away in a quiet courtyard position. Having previously been used as a chapel and subsequently as a grain store but for the last few decades has sat vacant. Planning permission was granted in 2008 to convert in to 9 x 1 bedroom apartments and was further updated in 2012 and expired in 2015.

Solicitors: Matt Hayes – Harrison Clark Rickerbys
Tel: 01432 34962

Cobb Amos 01568 610310

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 **Rural Team** on **01568 610007** for smallholdings, farms, land, plots, development & any unusualities or the **Property Team** on **01568 610310** for general property.

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THE AUCTION

Auctions continue to provide an attractive and effective means of buying and selling property and are becoming a real alternative to Private Treaty.

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NO Registration Fees for Buyers!

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

John Amos on 01568 610007 - Smallholdings, Farms, Land, Plots, Development & any unusualities

Stephen Saunders on 01568 610310 - General Property

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