



Newtown House, Lower Eggleton, Herefordshire HR8 2UG



Sunderlands
Residential Rural Commercial



Newtown House
Lower Eggleton
Herefordshire
HR8 2UG

Summary of features

- Attractive 2-storey traditional building extending to 276.42sqm (2,975sqft)
- Prominent, roadside location
- Excellent parking facilities
- Direct access to A4103 and A417
- Previously public house premises known as the Newtown Inn
- Potential for alternative uses subject to planning

For Sale by Online Auction
on Friday 29th November
2024

Bidding opens at 9am and
closes from 4pm

Auction Guide £120,000

Situation:

Newtown House is situated on the southern side of the A4103 (Hereford/Worcester Road) close to its junction with the A417. This is a small settlement focused around this junction and although there are one or two other small businesses within the locality, the primary amenity is Newtown Cross Garage which is a petrol-filling station with convenience store and there is an adjoining car body-workshop. Otherwise the settlement primarily consists of residential dwellings and adjoining open countryside.

Newtown itself is approaching 9 miles east of Hereford and around 17 miles west of Worcester.

Description:

Newtown House is a traditionally constructed 2-storey building which has been the subject of various extensions and additions. The premises have solid walls with painted/rendered elevations and pitched rooves (incorporating chimney stacks) together with substantial flat-roof sections. The property fronts the busy roadside and to its immediate eastern side is a parking/access area which has been utilised when the property was a public house but also serves to provide rights-of-way to other premises approached through and from this area. Immediately behind Newtown House is a more private, formal garden area which is somewhat overgrown at the current time.

These former pub premises have extensive accommodation, particularly at ground floor level and it should be noted that they have been occupied as a dwelling house over the last 12 or so years but it is very much discernible that its previous use was as a public house. There is a particularly large sitting/dining area which originally was a bar, together with plenty of additional accommodation such as kitchens, studio rooms and an adjoining store which was clearly the beer cellar for the public house. At upper floor level the living accommodation is now arranged as 4 bedrooms (2 with ensuite facilities) and a bathroom/WC with separate shower cubicle.

Generally, the property requires upgrading and refurbishment.

Accommodation:

	Sqm	Sqft
Ground Floor – Hall, lobby, 2 studio rooms, kitchen/utility, cloakroom/WC, sitting room, living room, former beer cellar and rear lobby	176.89	1,904
Half Landing – Office and cupboard	15.72	169
First Floor – 4 bedrooms (2 ensuite), bathroom/WC with separate shower cubicle	83.81	902
TOTAL	276.42	2,975

Services:

We understand that mains electricity is connected together with a mains water supply and drainage. The premises do have the provision for central heating by means of a liquid propane gas supply with the tank situated in the garden area.

Use and Council Tax:

For the last 12 years or so the premises have been occupied as a residential dwelling but we understand that formal planning consent has never been granted for this use despite previous planning applications.

As such, we believe the property has a current lawful, permitted use as a public house and premises with ancillary living accommodation.

There is planning history on the Herefordshire Council website and no further planning enquiries have been made, such that respective purchasers should make their own investigations in this regard.

EPC:

We understand the property has been assessed in Band C



Mode of Sale:

The property is to be offered for sale by **Online Auction**. The auction will open on **Friday, 29 November 2024, from 9am and close from 4pm** (unless previously sold). The Vendors do reserve the right to accept an offer prior to the auction.

The Purchasers will be required to pay a 10% deposit to the Vendor's solicitors within one working day of the auction with the balance of the monies due within 28 days.

Contract:

The contract, as well as other documentation, will be available in due course online via the Sunderlands Online Auction tab on our website.

Please see the link below:

<https://onlineauctions.sunderlands.co.uk/search>

Purchasers will deem to have bid on the basis of the contract and such conditions, whether or not they have inspected them.

Vendor's Solicitors:

Lodders, 10 Elm Court, Arden Street, Stratford-upon-Avon, Warwickshire CV37 6PA
Fao: Alastair Frew, Tel 01789 206 117
Email: alastair.frew@lodders.co.uk

Fees

The successful Purchaser(s) will be required to reimburse the Vendor for the search fees.

Tenure:

The property is sold Freehold with vacant possession.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in this transaction.

Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices, but it is preferable to submit this online via the auction portal. This must be submitted before a bid can be made.

Viewing Arrangements:

Strictly by appointment with the agents:
Sunderlands

Offa House, St Peter's Square
Hereford HR1 2PQ

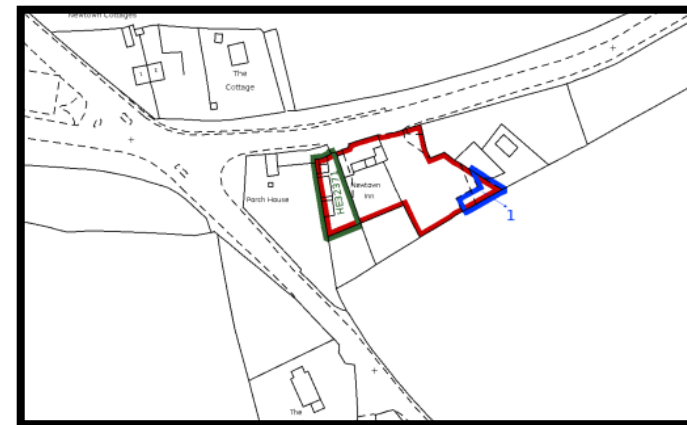
Fao: Tim Reed or Alice Temple

Tel: 01432 356161 (opt.4)

t.reed@sunderlands.co.uk

alice.temple@sunderlands.co.uk

Brochure prepared as at 10th October 2024



Sunderlands

Hereford Branch

Offa House, St Peters Square, Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

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

Tel: 01497 822 522

Email: hay@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.