

HEREFORDSHIRE/GLOUCESTERSHIRE BORDERS
Newent 2 miles. Ross on Wye 8 miles. M50 (Junction 3) 3 miles.

**AN ATTRACTIVE RURAL RESIDENCE
IN NEED OF MODERNISATION**



**THE MOATE
OAKS LANE
ASTON INGHAM
HEREFORDSHIRE
GL18 1JP**

**4 Bedroom Residence in need of Improvement
Range of Outbuildings**

**1.60 ACRES
Gardens and Paddock**

**FOR SALE BY PUBLIC AUCTION
(unless sold prior)**

at
**ROSS AUCTION CENTRE, ROSS-ON-WYE, HR9 7QQ
on TUESDAY 29TH OCTOBER 2024 at 6pm**

GENERAL REMARKS AND STIPULATIONS

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

AGENTS NOTE

The sale of The Moate follows the sad death of Mrs Barbara Carter in October 2023.

The property has been in the Cutter family for over 100 years and therefore this represents the first time it has been available on the open market for over a century.

The property has the benefit of an attractive 4 bedroom residence, which is in need of modernisation and improvement, a range of outbuildings and about 1.6 Acres of garden grounds.

SITUATION

The Moate occupies an attractive rural location between the villages of Aston Ingham and Cliffords Mesne in East Herefordshire close to the Gloucestershire border.

The towns of Newent (2 miles) and Ross-on-Wye (8 miles) provide an excellent selection of shopping, recreational and educational amenities. More extensive facilities are available in the Cathedral City of Gloucester (11 miles).

The property is well situated some 3 miles from the M50 Motorway (Junction 3) which ensures excellent road communications throughout the United Kingdom.

DIRECTIONS

From Junction 3 of the M50 Motorway take the B4221 Newent road for about 2 miles and at Kilcot turn right signposted Aston Ingham. Proceed along this road for about one mile and in the village of Aston Ingham turn left into Oaks Lane. Continue along this road for about half a mile and The Moate will be found on the left hand side of the road.

POST CODE

GL18 1JP.

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.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

COUNCIL TAX

Band E.

EPC RATING

To be confirmed.

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

Thrings LLP, Church Row, Church Street, Ross on Wye, Herefordshire.
Tel: 0333 010 0281.

VIEWING

Viewing is strictly by appointment with the Sole Agents – RG and RB Williams.
Tel: 01989 567233.

MODE OF SALE

The property is offered for sale by public auction as one lot at Ross Auction Centre, Overross, Ross-on-Wye, Herefordshire, HR9 7QQ on Tuesday 29th October 2024, at 6pm.



PARTICULARS OF SALE

**THE MOATE
OAKS LANE
KILCOT
GLOUCESTERSHIRE
GL18 1JP**

AN ATTRACTIVE RURAL SMALLHOLDING



THE RESIDENCE

The period residence is approached over a tarmac entrance drive leading off Oaks Lane. The period residence is principally constructed of stone elevations, part rendered under a pitched tiled roof. The residence contains a wealth of period features including exposed timbers.

The property is generally in need of modernisation and improvement.

The accommodation principally comprises:

ON THE GROUND FLOOR

Entrance Porch:

Entrance Hall: with night storage heater.

Cloakroom: with low level w.c.; wash hand basin

Sitting Room: (approx. 21'2" x 11'4") with stone fireplace with woodburning stove; night storage heater; casement door to garden.

Kitchen: (L shaped approx. 15'1" x 11'3") with fitted kitchen units; Rayburn and walk in **Pantry** off.

Utility Room: (approx. 12'10" x 8'10") with single drainer sink unit; night storage heater and stairs off.

ON THE FIRST FLOOR

Landing: with night storage heater and Airing Cupboard off.

Bedroom No 1: (approx. 15'6" x 12'6") with night storage heater.

Bedroom No. 2: (approx. 12'0" x 11'9") with cupboard off.

Bedroom No. 3: (approx. 11'3 x 11'1") with cupboard off.

Bedroom No. 4: (approx. 9'4" x 9'2") with night storage heater and cupboard off.

Bathroom: with panelled bath (shower attachment); low level w.c.; pedestal wash hand basin.

OUTSIDE

External steps to **Cellar** (11' x 10') with flagstone floor.

GARDEN GROUNDS

The property is contained within extensive garden grounds which principally comprise lawns with flower borders together with a former orchard/paddock.

The property is contained within a ring fence and extends in all to some 1.60 Acres.

BUILDINGS

There is a small range of buildings which are situated close to the residence. These comprise:

Stone and corrugated iron **Loose Box** with adjacent **Granary** and concrete block and corrugated iron **Lean To**.

Concrete block and corrugated asbestos **Nissen Hut**.

Concrete block and corrugated asbestos **Workshop**.

