



Cottages and 6.3 acres of Land at  
Kingsfield, Marden, Herefordshire, HR1 3EU

**BK** Bruton Knowles  
johnamos  
& CO LTD

**Flint**  
&  
**Cook**

# Cottages and Land at Kingsfield, Marden, Herefordshire, HR1 3EU

Guide Price £450,000

A rare development opportunity comprising of two semi-detached cottages with a large outbuilding and over 6 acres of land with beautiful views over rural Herefordshire.

## Two Cottages, Outbuilding and Approx. 6.3 Acres of Land



### INTRODUCTION

Bruton Knowles (John Amos & Co) are delighted to have received kind instructions to offer 6.3 acres of land and two semi-detached cottages, located at Kingsfield, Marden, Hereford HR1 3EU for sale by private treaty.

### DESCRIPTION

The property comprises a pair of semi-detached two-bedroom cottages with gardens and outbuildings, together with a block of versatile land in a ring fence with good road frontage. It comprises an excellent opportunity rarely seen on the current market, for buyers wishing to carry out a renovation project to create a spacious single residence or for someone to secure two cottages providing strong potential rental income. The property would also suit equestrian purposes (subject to the necessary planning permissions).

The cottages are for sale together as the one pair, with a valuable total area of approximately 6.3 acres of land as shown on the sale plan. The cottages have recently been let until Autumn 2021 at good rents and enjoy fine views especially but now require some internal renovation.

### LOCATION

The land is located just over a mile outside of Marden, a village conveniently placed between the city of Hereford (6 miles) and the town of Leominster (8 miles). The village has a primary school, post office and village stores, as well as a regular and local bus route. Popular Herefordshire attractions Queenswood Arboretum, Bodenham Lakes and Hampton Court Castle are within a two mile radius.

### THE COTTAGES

A pair of semi-detached cottages constructed of rendered masonry and reconstituted stone block walls under a slate roof, with single storey brick and flat roof kitchen extensions to the rear. The accommodation consists of:

#### Wisteria Cottage, 1 Kingsfield Cottages

The ground floor is a **carpeted hall and living area** with stone fireplace and flagstone hearth with awning window to front. This leads onto a vinyl-floored **bathroom** (bath with shower, wash hand basin, laddered radiator and lavatory) and **kitchen**, (base units with worktop, integrated hob, cooker, tiled surround and standalone fridge-freezer). Both the kitchen and bathroom have uPVC windows to the rear, and the property also has a back door.

A carpeted staircase leads to a small landing with access to **two bedrooms** - one a small double room with fitted wardrobe and the other a single; both of which have uPVC windows to the front of the property and radiators.

#### Lavender Cottage, 2 Kingsfield Cottages

Lavender Cottage is accessible via a door to the rear of the property, with an oak-floored **hallway** and a **bathroom** straight ahead containing hand-basin with mirror above, bath with shower, lavatory, heated towel rail and window to the front. The hall also leads into the **living area**, with a fireplace, window to front and door to Wisteria Cottage, in turn leading to the **kitchen** which contains two windows to the rear, a standalone freezer and room for an oven and washing machine/dishwasher.

The stairs lead to a small landing allowing access to a **single carpeted bedroom** with a small integrated wardrobe and window to front, with the other a **large double room** with cupboard for boiler and window to the front.

### LAND AND OUTBUILDINGS

Access is via a good stone track from the Marden to Bodenham road. Each cottage has gardens to the rear and plenty of space for a front garden, ample parking space and a small open-fronted brick outbuilding. There is a useful concrete and brick barn adjacent to the cottages on the east side. There is also a garden shed adjoining Wisteria Cottage and a lovely traditional stone cider mill which is currently being used as a flowerbed.

### COUNCIL TAX

Lavender Cottage - Band B  
Wisteria Cottage - Band B

### SERVICES

Mains water and electricity are connected.

### MINERAL RESERVES UPLIFT CLAUSE

The land is understood to contain valuable reserves of sand and gravel. The land will be sold subject to an uplift clause stating that if within 30 years from the purchase date the buyer obtains planning permission to extract the minerals, 30% of any resulting increase in value is payable to the current seller.

### SPORTING AND TIMBER RIGHTS

All sporting and timber rights are included in the sale.

**EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

**BOUNDARIES**

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and will be responsible for erecting a stock fence on the boundary following the track to the property within 12 months of completion.

**TENURE**

Wisteria Cottage and Lavender Cottage are Freehold and sold with vacant possession. The land surrounding the

cottages is subject to a Farm Business Tenancy with a potato crop. The tenancy terminates on the 30<sup>th</sup> October 2023.

**VIEWING**

Viewing of the cottages is strictly by appointment through joint agents John Amos & Co. on 01568 610007 or Flint & Cook on 01432 355455.

**DIRECTIONS**

From Hereford take the A49 north to the Marden turn on the right, just after the Wellington Garden Centre. Take this lane and at the junction in Marden village turn left onto Walkers Green. Follow the road past the S&A Soft Fruits Brook Farm site for about 1.5 miles and the property is on the left hand side indicated by the Agent's For Sale sign. **What3Words** [///litigate.acids.ruin](http://litigate.acids.ruin)

**AGENTS**

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**T:** 01568 610007

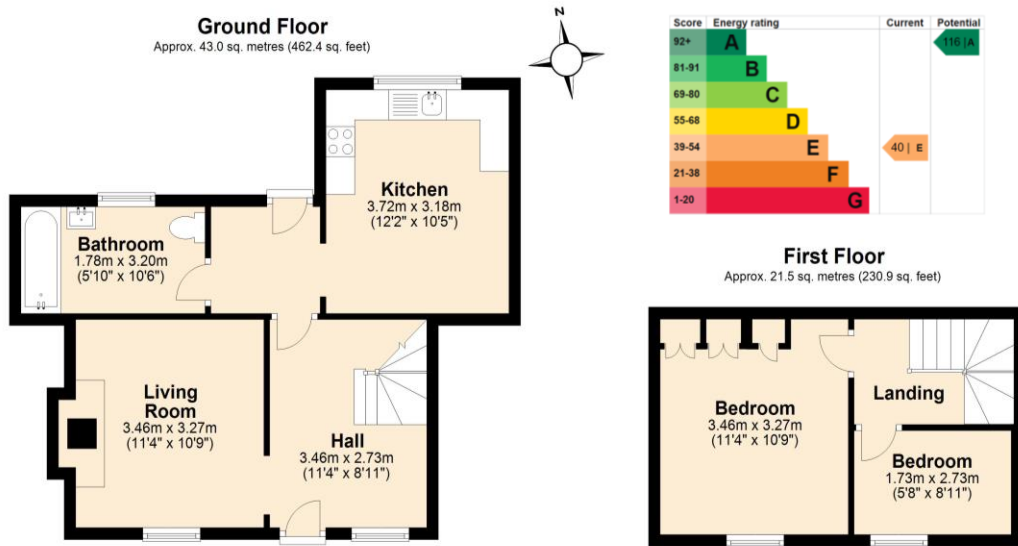
**T:** 01432 355455

**SOLICITORS**

Gabb and Co.  
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Abergavenny  
Monmouthshire  
NP7 5NW

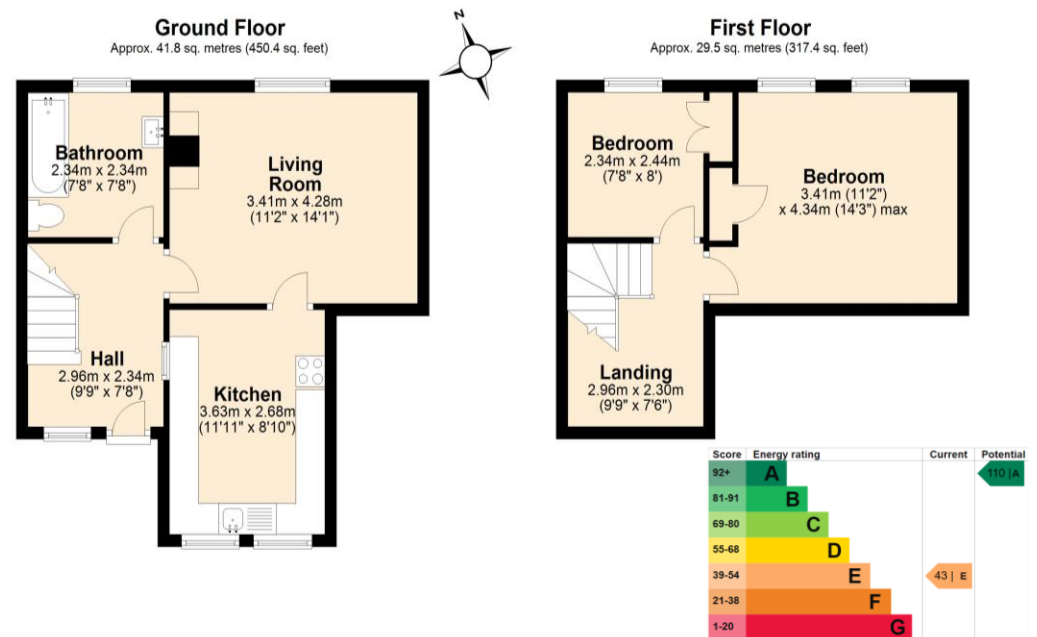
**T:** 01873 852432

**Wisteria Cottage**

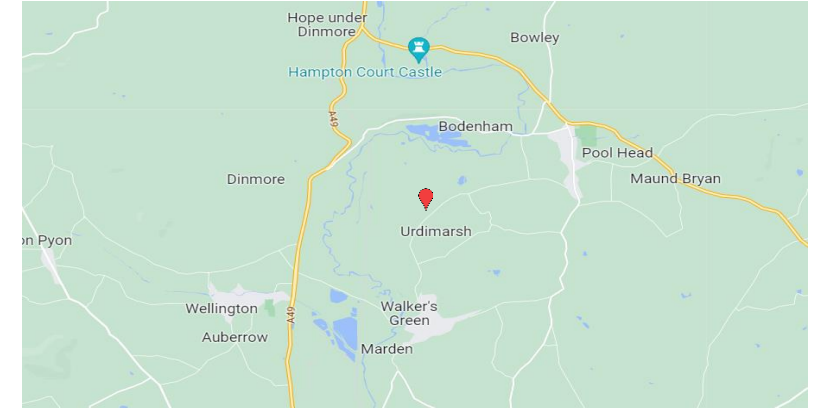


Total area: approx. 64.4 sq. metres (693.3 sq. feet)

**Lavender Cottage**



Total area: approx. 71.3 sq. metres (767.9 sq. feet)



**Wisteria Cottage**



**Lavender Cottage**



**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared July 2023

