



28 Duke Street, Kington, Herefordshire, HR5 3BL



**Sunderlands**  
Residential Rural Commercial



28 Duke Street  
Kington  
Herefordshire  
HR5 3BL

Viewings Strictly by appointment  
only through the selling agent:

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The Pavement  
Hay-on-Wye  
HR3 5BU  
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Harry Aldrich-Blake -07717 410757







**28 Duke Street  
Kington  
Herefordshire  
HR5 3BL**

Summary of features:-

- FOR SALE BY INFORMAL TENDER
- A semi-detached 2 bed house
- Large garden and an outbuilding with potential for a studio
- In need of modernisation and improvement
- Found close to the centre of Kington

CLOSING DATE 12 NOON on  
04.06.2025

**Hay-on-Wye 12 miles  
Leominster 13½ miles  
Hereford 21 miles**

## DESCRIPTION

28 Duke Street is for sale by informal tender on behalf of the Trustees of Kington United Charities. The property comprises a semi-detached, two bed house of mainly stone elevations under a pitched tile roof with accommodation briefly comprising two reception rooms, a kitchen, two double bedrooms on the first floor and a bathroom.

Overall, while the property requires modernisation and improvement it offers an excellent opportunity for investment or a first-time buyer.

## SITUATION

The property is situated in the market town of Kington and within a short drive of the larger town of Hereford.

Kington is a popular market town which lies along the Welsh Marches Border area and provides all the main facilities and services one would expect including a range of shops, a supermarket, medical practice and both a primary school and Academy High School.

The Welsh Border town of Hay-on-Wye, world famous for its second-hand book shops and hosting the Hay Literary Festival, is also only a short drive away. The main line train services are available at Leominster and Hereford.

## THE ACCOMMODATION

The property is entered through the front door with a stone and timber portico into a hallway.

Immediately to the right is a downstairs storage cupboard located under the stairs.

The sitting room has large windows facing the front and it is understood that it has recently had considerable repair work done to the floor and outer lower wall on the street side. There is also a fireplace with cupboards to either side.

From the hallway a further door leads to the kitchen and dining room. The kitchen has a range of fitted worktops and units, a stainless-steel sink, gas-fired boiler, space for an integral oven and hob and a door giving access to the rear garden.

From the kitchen an opening leads to the dining room with a tall window and a fireplace.

On the first floor there are two double bedrooms with storage cupboards either side of dormer windows and a bathroom with an airing cupboard, panel bath, close-coupled W.C and a wash basin.

## OUTSIDE

From the front door a pathway leads to the rear garden which is mainly laid to level lawn with interspersed trees and shrubs. There is also a stone outbuilding (2.67m x 4.35m) which is separated into three partitions, part of which has a redundant w.c. It is understood that the building is connected to mains power and mains water.

This could be an incredibly useful building (subject to the necessary planning and consents) and could provide a further studio or workspace.

## COUNCIL TAX BAND

Herefordshire Council Band "C".

## SERVICES

The property is served by a mains electricity, mains water, mains drainage and mains gas. Please note the services or service installations have not been tested.

## DIRECTIONS

From the centre of Kington proceed onto Duke Street where the property will be found on the right-hand side just before Kington Court, as indicated by the agents for sale board.

What3words - ///bloom.ducks.decks





## TENURE

Freehold with vacant possession upon completion

## MODE OF SALE

The property is to be sold by Informal Tender. Tenders are to be received in writing on the tender form which is available through the agent's office upon request. Please note that the vendors reserve the right to accept or reject any tender which is made, and no tenders will be accepted beyond the deadline date. Tenders are to be received in the Hay-on-Wye office in an envelope marked '28 DUKE STREET INFORMAL TENDER' no later than **12 NOON on WEDNESDAY 4<sup>th</sup> JUNE 2025.**

## MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport/ Driving Licence.
2. Residential ID for example current Utility Bill.

## WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor or Vendors Agents will be responsible for defining the boundaries of ownership thereof.

## MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not

been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

## INCONSISTENCY

If there is any variance between these particulars and the contract of sale, then the latter shall apply.

## IMPORTANT NOTICE

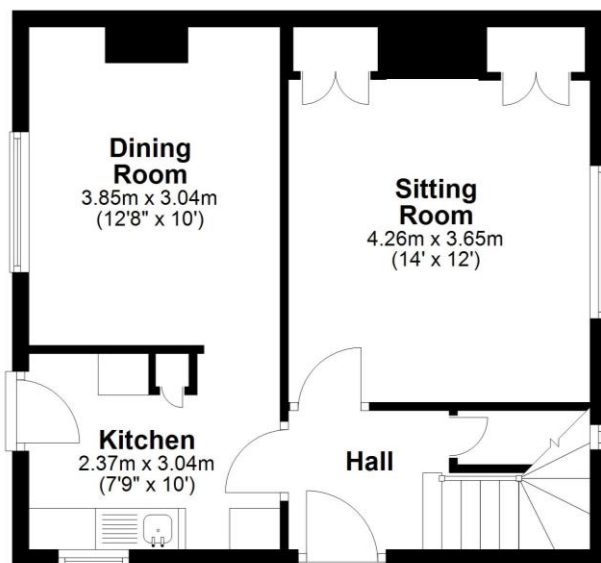
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ



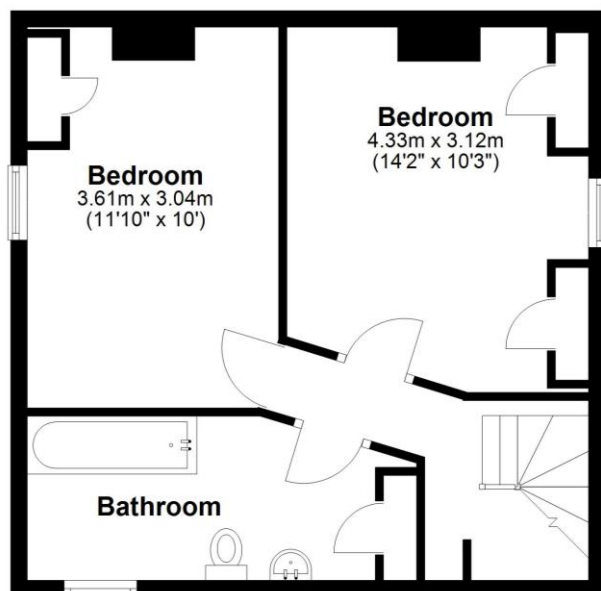
## Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



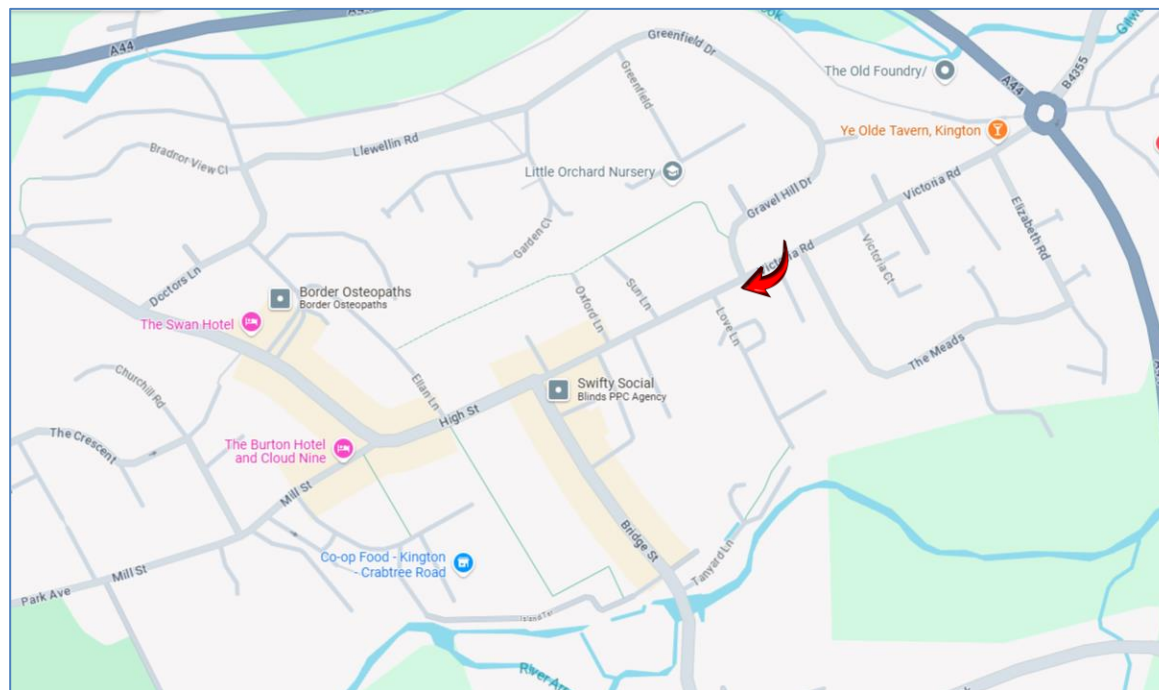
## First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.



## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

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

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717  
410757

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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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.