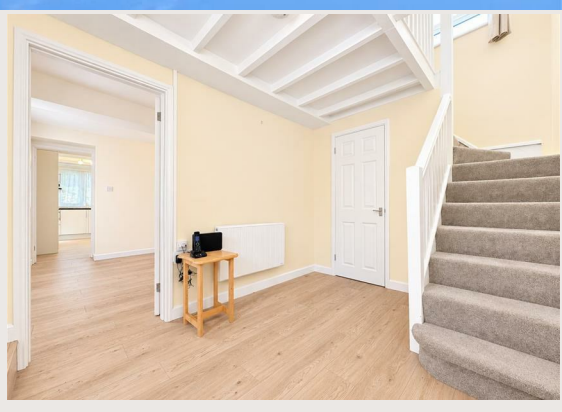
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Brookside Cottage, Canon Pyon, Hereford, HR4 8NY
Auction Guide £110,000















Brookside Cottage Canon Pyon Hereford

FOR SALE BY PUBLIC AUCTION | WEDNESDAY 16 DECEMBER 2026 | GUIDE PRICE £110,000

Offered for sale by public auction in partnership with SBK Auctions, Brookside Cottage is a three-bedroom detached period property situated in the popular village of Canon Pyon, approximately four miles north of Hereford.

Constructed of traditional stone and brick, the cottage offers character accommodation with the benefit of recent improvements, including a newly fitted kitchen, electrical rewiring and double glazing.

The accommodation comprises two reception rooms, a fitted kitchen, rear lobby and ground-floor WC. To the first floor are three double bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden with patio, lawn and mature trees.

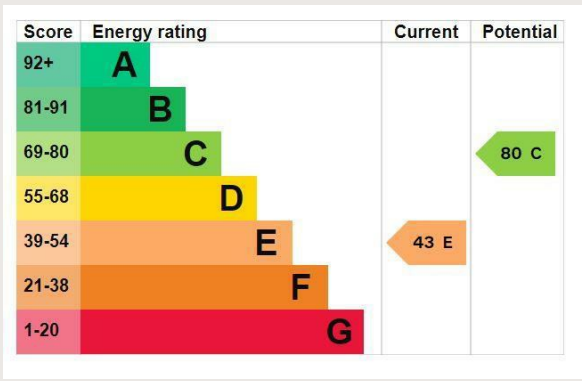
- For Sale Via Public Auction
- Auction Date 16th December
- Guide Price £100,000
- Three Bedroom Detached Period Cottage
- Two Reception Rooms
- Recently Fitted Kitchen
- Private Rear Garden
- Flood Mitigation Measure Installed

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 103.0 sq. metres (1108.9 sq. feet)

<u>Material Information</u>
Auction Guide £110,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: E (43)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living room - 12'4 x 9'7
Dining Room - 12'4 x 9'8
Kitchen - 12'2 x 9'7
Bedroom 1 - 13'11 x 12'1
Bedroom 2 - 14'2 x 11'
Bedroom 3 - 11'1 x 10'1

Auction Terms
This property is offered for sale by public auction with our partner auctioneers, SBK Auctions. To manage the auction process, including viewings, offers, bidder registration, bidding and post-auction administration, your data may be shared between Nock Deighton (1831) Limited and SBK Sales Limited, trading as SBK Auctions.

The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.

The sale will take place on the stated auction date by way of a live stream auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.

If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

Auction Deposit & Fees
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:
• 10% deposit, subject to a minimum of £5,000
• Buyer's Premium of £1,500 inc. VAT
• Search pack of £420 inc. VAT
There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

Viewing & Auction Enquiries
Interested purchasers are encouraged to arrange an early inspection and review the auction legal pack before bidding. For further information about the auction process, bidder registration or making a pre-auction offer, please contact us.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit:
passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/
You can opt to bid online, by telephone or by proxy.
The Auction Legal Pack for the lot you are interested in can be downloaded here:
auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk
All bidders must register before bidding, complete the required identity checks and be approved to bid.
Full details on how to register to bid, and a guide to buying at auction, can be found at:
sbkauctions.co.uk

Guide Price & Reserve Price
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.
Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.
Both the guide price and reserve price can be subject to change at any time prior to the auction.

Services
Mains electricity, water and drainage are connected to the property

Location
Canon Pyon is a village on the A4110 road in Herefordshire, England, the population of the parish at the 2011 Census was 542. Amenities include a village shop, The Nag's Head public house, a village hall, Canon Pyon Academy (primary school) and the 13th-century church of St Lawrence, a Grade I listed building. There is a regular bus service to Hereford and Leominster.

Broadband
Download Upload Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, Openreach

Mobile Phone Coerage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Auctioneers Note
The property experienced flooding in October 2024 and January 2025. Flood mitigation measures have subsequently been installed, including flood doors and drainage improvements. Prospective purchasers should make their own enquiries regarding flood risk and insurance arrangements.

Legal Documents & Additional Cost
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.
Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.
Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

Directions
Leave Hereford on the A4110 Canon Pyon Road and after approx 4 miles you will arrive in Canon Pyon village. Take the turning right signposted Brookside and the property is immediately on the right hand side. What3words///sediment.before.blown

