

Peter Clarke



Sundial House High Street, Chipping Campden, Gloucestershire, GL55 6AG

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Total Approx. Floor Area 263.10 Sq.M. (2832 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Beautiful Cotswold townhouse
- Views over the market hall
- Accommodation over three floors
- Kitchen with Aga
- Library, pantry and first floor sitting room
- Three/four bedrooms
- Three bathrooms
- In need of modernisation



Auction Guide £580,000

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £522,000 plus Reservation Fee

Sundial House is a beautiful townhouse overlooking the Market Hall. Centrally located within the town, the property offers accommodation over three floors. Now requiring updating, the layout could be adapted for a variety of uses subject to consents. Please note the sale is for the freehold of the entire building with the shop and utility being on a long lease.

### CHIPPING CAMPDEN

A historic market town, known for its beautiful high street and traditional Cotswold architecture, Chipping Campden is a fantastic place to call home. There is a good range of shops, a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. There is a mainline station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

### ACCOMMODATION

The property is accessed via the covered path to the side. On the ground floor there is a library, kitchen, pantry and shower room. The rear staircase leads to the first floor and two interconnecting double bedrooms followed by a large bathroom. There is a lovely room to the front of the property with sash windows and feature fireplace. Stairs lead to the top floor where there is another large bedroom and a 'Jack and Jill' bathroom.

Outside there is a pathway leading down the side of the property and to the garden at the rear which currently has a building which could be re-purposed for a variety of uses or removed for more garden subject to consents.

### AGENTS NOTE

We understand that just the front elevation is Grade II listed.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. The property is understood to be freehold although we have not seen evidence. The shop and utility are on a long lease. This should be checked by your solicitor before exchange of contracts. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

### AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction.

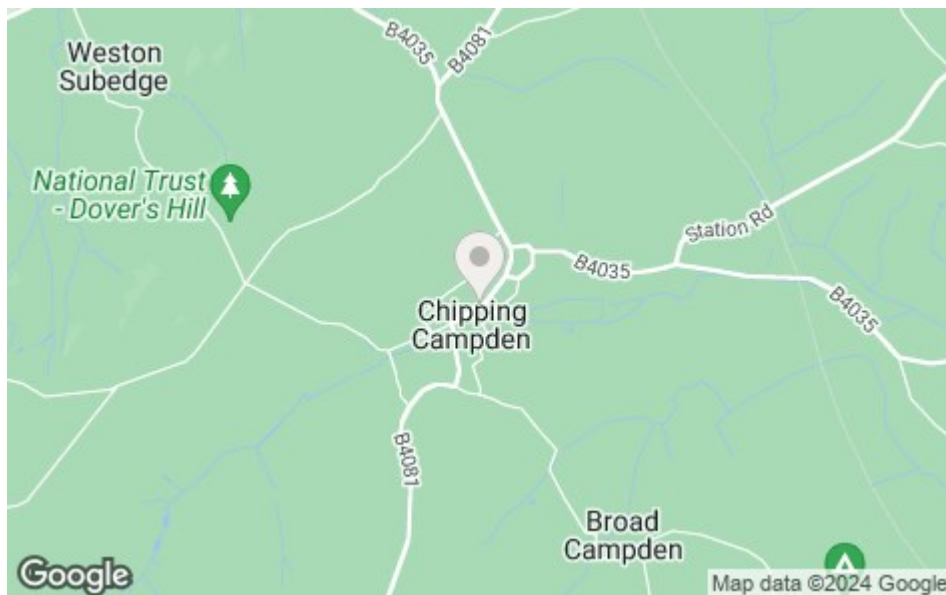












Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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