

56 & 57 Waterside,
Stratford-Upon-Avon, Warwickshire, CV37 6BA
Guide Price £300,000+ (Plus Fees)

The above two properties will be offered for sale as 'one lot' by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 16th December 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Introduction

Numbers 56 and 57 Waterside comprise a pair of probably Victorian terrace cottages, traditionally constructed of mainly solid 9-inch brick walls under red clay tiled roofs and are sold together as one lot, together with a right of way between number 56 and the Dirty Duck public house.

Stratford upon Avon is world renowned as the home of 'The Bard', William Shakespeare, and has a wide range of shops, restaurants and cafes, together with the Royal Shakespeare Theatre and 'The Other Place'.

There are excellent communications to the national motorway network (M40 (J15) and M42 motorway), while Stratford upon Avon railway station has trains on the north Warwick line to Birmingham (Moor Street and Snowhill), with Birmingham International Airport and future HS2 hub within easy driving distance.

Situated to the north of The Cotswold Hills Area of Outstanding Natural Beauty, there are numerous tourist centres within easy driving distance.

It is felt that 56 and 57 Waterside, once refurbished, would make ideal Airbnb/letting properties or as a 'bolt hole' or full time residence within the heart of this historic market town, overlooking the River Avon and Swan Gardens.

It should be noted that number 57 has been almost completely 'stripped out', with no kitchen or bathroom fittings. Both properties require complete renovation/refurbishment to bring them back into a habitable state.

56 Waterside

The property is approached from Waterside via a brick paved and crazy paved front garden, set behind a dwarf brick wall with decorative railings over. Steps up to

Canopy Porch

With panelled front door, opening into

Living Room

14'7" max (into bay) x 11'0" max (4.47m max (into bay) x 3.36m max)

With Crittall leaded light bay window to front elevation, timber fire surround, stained timber built-in storage cupboard, wall light points, electric wall mounted radiator, exposed ceiling timbers, doorway opening to

Gally Kitchen

8'5" x 5'4" (2.57m x 1.65m)

Housing the Britony Roman II gas fired boiler, range of stained timber storage cupboards, single bowl sink with mixer tap, space for electric cooker, further storage areas and wall mounted storage cupboards.

Stairs rise from the kitchen with winders to

First Floor Landing

With window, stained timber doors radiate off to:-

Bedroom One (front)

11'0" max x 8'5" (3.37m max x 2.58m)

With Crittall leaded light window to front elevation, exposed ceiling purlin, built-in wardrobe with stained timber doors, wall mounted electric radiator.

Bedroom Two (rear)

6'2" x 4'8" (1.90m x 1.44m)

With Crittall steel window.

Bathroom

9'2" max x 6'0" max (2.80m max x 1.85m max)

With matching white suite of panel bath, close coupled low level W.C., wash hand basin set within a vanity unit, Opus Limited 4 shower over bath, wall heater, Crittall metal window to rear elevation, stained timber doors to storage cupboard.

The rear of the property is accessed via a ledged back door with cottage latch, side entry, concrete path leading to:

Freestanding Utility Building

7'4" x 5'1" (2.26m x 1.57m)

Roll top work surface with cupboard under, inset Stainless steel sink with single drainer, space for washing machine, Creda electric wall and tube heater.

57 Waterside

The property is approached from Waterside via a brick paved and crazy paved front garden, set behind a dwarf brick wall with decorative railings over. Steps up to

Canopy Porch

With heavy front door, opening into

Living Room

12'1" x 11'7" max (3.69m x 3.55m max)

Exposed stone slab floor, leaded light bay window with window seat, fireplace with pine surround (loose), built in cupboards, exposed ceiling timbers, door to

Inner Hall

8'6" x 5'5" (stripped out) (2.60m x 1.67m (stripped out))

With stone slab floor, and door to understairs cupboard.

Hallway opens into:-

Former Kitchen

12'2" max x 10'5" (stripped out) (3.71m max x 3.20m (stripped out))

Fireplace with chimney breast, part glazed door to rear garden, windows to side and rear elevations.

From the Inner Hall, stairs with winders rise to:-

First Floor Landing

With Velux light and exposed timbers, doors radiate off to

Bedroom One (front)

11'6" max x 11'2" (3.53m max x 3.41m)

Fireplace with built in cupboard to side, deep bay window with leaded light glazing, exposed purlin.

Bedroom Two (rear)

12'2" max x 10'5" (stripped out) (3.71m max x 3.19m (stripped out))

Windows to side and rear elevations, cast iron grate with timber surround.

Former Bathroom

6'5" x 5'10" (1.97m x 1.80m)

With roof light and exposed timbers, cast iron bath (to be installed).

To the rear of the property is an enclosed former garden area, mainly concreted, with canopied storage/sitting area, which could (with work) be developed as quite a feature for the property.

GENERAL INFORMATION

Services

It is believed that mains electricity, gas and drainage are connected to both properties, and that mains water is connected to No. 56 only (but these have not been tested).

Authorities

Warwickshire County Council(www.warwickshire.gov.uk)
Stratford on Avon District Council (www.stratforddc.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The property is freehold and vacant possession will be given upon completion, scheduled for. Tuesday 20th January 2026 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% (minimum £5,000) deposit to the vendor’s solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale; others (if any) are specifically excluded.

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

Viewing

Strictly by prior appointment only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794343.

All viewings are undertaken entirely at prospective purchaser’s risk, and no liability will be held by either the executors or auctioneers, for any injury sustained by prospective purchasers whilst on the property.

Flood Risk

This location is in 'Flood Zone 3'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Broadband and Mobile Coverage

Superfast broadband speed is available in the area, with a predicted highest available download speed of 80 Mbps and a predicted highest available upload speed of 20 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with O2 being rated 'Good outdoor', and EE, Vodafone and Three being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Vendors’ Solicitors

A full auction pack will be available from:

Lodders LLP
Glensanda House,
1 Montpelier Parade,
Cheltenham,
GL50 1UA

Acting: Sarah Buchanan
T: 01242 229 096
E: sarah.buchanan@lodders.co.uk

Directions

From the A4300/A439 gyratory/Bridgefoot, Stratford upon Avon, take the restricted access road “Waterside”, south-west past the Royal Shakespeare Theatre and “Dirty Duck” public house, where the properties will be found immediately on the right hand side. where the properties are indicated by the 'Earles' Auction boards

From the B439/A4390 Evesham Road, Evesham Place, bear right into Rother Street, turning right into Chestnut Walk, then turning left into Church Street and first right into Chapel Lane, and right again into Waterside. indicated as above.

Please note, the on street parking is limited to 2 hours, and Waterside, which merges into Southern Lane, is 'one-way traffic' only.

Residents parking permits are available to purchase from Stratford on Avon District Council.

Postcode: CV37 6BA

What3Words: test.meal.bench

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor’s solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor’s solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor’s solicitor when signing the contract.

Agent’s Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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56 WATERSIDE



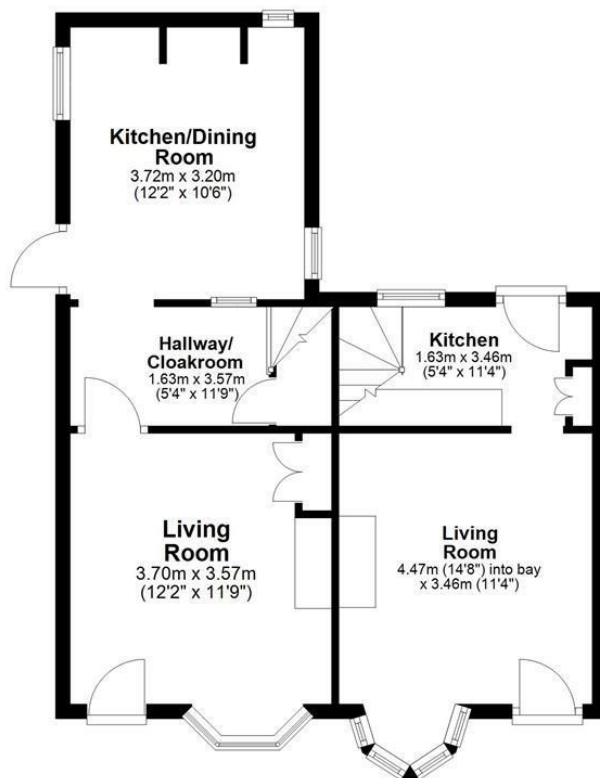
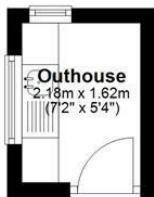


57 WATERSIDE



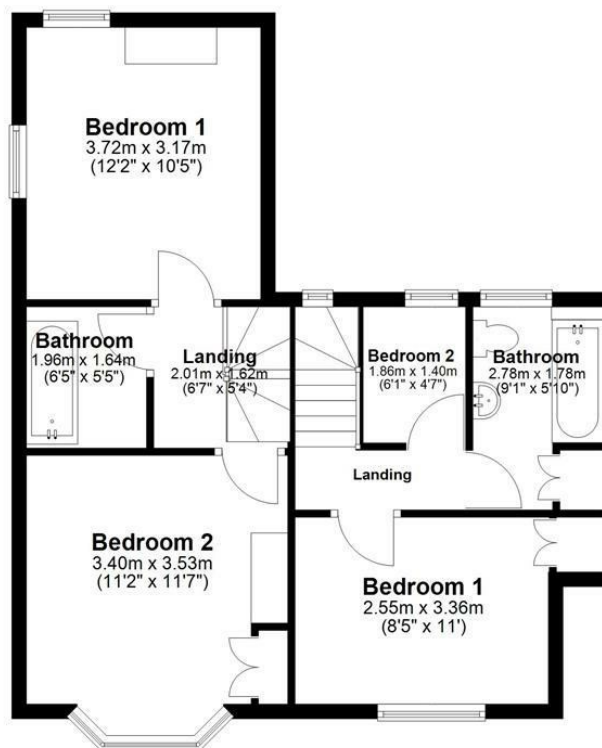
Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



Total area: approx. 103.4 sq. metres (1112.5 sq. feet)

56 Waterside

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G	20 G	

57 Waterside

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92+	A		
81-91	B		
69-80	C		
55-68	D		36 F
39-54	E		
21-38	F		
1-20	G	1 G	