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hollis  
morgan  
auction



## The Old Post Office, 365 Stroud Road, Tuffley, Gloucester, GL4 0DA

Auction Guide Price £330,000 +++

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION - A large DETACHED FAMILY HOME (2,172 Sq Ft ) with separate ANNEXE situated on a LARGE CORNER PLOT with PARKING and DOUBLE GARAGE - now REDUCED PRICE FOR AUCTION.

# The Old Post Office, 365 Stroud Road, Tuffley, Gloucester, GL4 0DA

## ADDRESS

The Old Post Office, 365 Stroud Road, Tuffley, Gloucester, GL4 0DA

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION \*\*\*

GUIDE £295,000 +++  
SOLD @ £330,000

Lot Number 32

The Live Online Auction is on Wednesday 14th October at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details

Or simply email [bid@hollismorgan.co.uk](mailto:bid@hollismorgan.co.uk)

## EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot ( usually 15 minutes or longer for larger properties ) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19 ) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

## SOLICITORS

Leah Lewis

Dee & Griffin

01452 617 288

[leahlewis@deeandgriffin.co.uk](mailto:leahlewis@deeandgriffin.co.uk)

## ONLINE LEGAL PACKS

\*\* LEGAL PACK COMPLETE \*\*

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## THE PROPERTY

A large detached property ( 2172 Sq Ft ) occupying an elevated position on a corner plot with fine views of the surrounding countryside from the upper floors.

The property comprises a well presented 4 bedroom family home, a ground floor annexe previously used as a shop but with planning consent for an annexe / independent flat, enclosed rear garden, off street parking for multiple vehicles and a detached double garage with electric door etc.

## LOCATION

The property occupies a prominent corner position on Stroud Road within the popular area of Tuffley. Local amenities and services are all within close proximity. The Quays retail outlet is less than two miles away and offers an array of gourmet restaurants, cafes, bars, designer shops, and convenience stores. Stroud road lies within the catchment area for the top three schools in Gloucester, St Peters School, Ribston Hall Girls Grammar School, and The Crypt Boys Grammar School. The M5 motorway network is less approximately four miles away and provides direct routes to:

Cheltenham - 10 miles

Tewkesbury - 16 miles

Bristol - 30 miles

Worcester - 30 miles

## THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously listed with local agents at £399,000 and is now reduced for a sale by public

auction.

## FAMILY HOME

The house is currently in good decorative order and would make a fine family home.

Subject to gaining the necessary planning consents there is scope to combine the current retail unit to increase the accommodation further.

## PLANNING GRANTED

Planning has been granted to convert the existing retail unit into a self contained two bedroom apartment (approx 90 sq m). Granted in 2012 but we are informed the status is still active as works have been implemented ( buyers to make their own investigations )

## COMMERCIAL USE

Subject to gaining the necessary planning consents the house could be converted to commercial use with either offices, a doctor's surgery or dentistry potential uses.

## PLANNING GRANTED

Reference: 12/00994/COU

Application Received: Fri 12 Oct 2012

Application Validated: Fri 12 Oct 2012

Address: 365 Stroud Road Gloucester GL4 0DA

Proposal: Change of use of shop to self contained flat & associated works.

Status: Decided

Decision Grant for 3 years

Decision Issued Date: Tue 04 Dec 2012

## EPC

For full details of the EPC please refer to the online legal pack.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in

the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – [olly@hollismorgan.co.uk](mailto:olly@hollismorgan.co.uk)

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - [www.allaboardwatersports.co.uk](http://www.allaboardwatersports.co.uk)

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening. Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

## **WHY HOLLIS MORGAN?**

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

\*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

## **AUCTION PROPERTY DETAILS DISCLAIMER**

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.