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hollis
morgan
auction



Woodleigh Cirencester Road, Little Witcombe, Gloucester, GL3 4SX

Auction Guide Price £420,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION *** A charming FREEHOLD DETACHED HOUSE (1925 Sq Ft) with POTENTIAL TO EXTEND AND CREATE 4 PLUS BEDS on a mature 0.5 ACRE PLOT and a REDUCED PRICE FOR AUCTION.

Woodleigh Cirencester Road, Little Witcombe, Gloucester, GL3 4SX

ADDRESS

Woodleigh, Cirencester Road, Little Witcombe, Gloucester, GL3 4SX

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION ***

GUIDE £325,000 +++
SOLD @ £420,000

Lot Number 2

The Live Online Auction is on Wednesday 9th September 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

EXTENDED COMPLETION

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

PRE AUCTION OFFERS

On this occasion the vendor has instructed they will NOT consider any pre auction offers.

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

Steve Diamond

Willans Solicitors

steve.diamond@willans.co.uk

ONLINE LEGAL PACKS

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 Freehold detached family home with a mature 0.5 Acre garden running adjacent to the Horsbere Brook.

Originally there were five cottages on the plot and Woodleigh is a combination of two of the cottages having been knocked through to create one property. We have been advised by the vendors that according to a survey in 1968, the oldest part of the residence is approximately 300 years old and the extended side area dates back to approximately 1958 when planning permission was granted.

Accessed by a generous driveway to the front of the property with parking for multiple vehicles. The downstairs accommodation comprises entrance hall through to a spacious sitting room boasting a feature fireplace, and stairs to the first floor loft rooms. The two generous loft rooms are currently being used as storage but were previously occupied as bedrooms by the current owners. On the opposite side of the hall downstairs there are two double bedrooms; one of which benefits from a generous open storage cupboard. Through the hallway towards the rear of the property is the kitchen/diner which offers plenty of space for a dining table, integrated oven and hob and an open storage cupboard currently housing the washing machine. There is also a downstairs cloakroom, shower room offering walk in corner shower and basin and a storage room positioned at the rear of the building offering access to the side of the property and garden. There is an open barn / garage area attached to the property that has a car inspection pit and provides cover for useful outdoor

storage items.

The large 0.5 acre plot has ample turning and parking space at the front and runs parallel with the Horsbere Brook whilst the rear section of the plot is laid mainly to lawn with mature borders.

LOCATION

Witcombe is a small and sought after village just off the M5 at the foot of the Cotswolds. Gloucester is within 4 miles with Cheltenham just a bit further. It provides good access to further afield via the M5, A46 and A417. Local public houses can be found in the village with larger amenities under two miles away in Brockworth.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously marketed at £485,000 by Cheltenham Agents.

FAMILY HOME - SCOPE FOR 4 + BEDS

The property offers huge potential to extend and create 4 + bedrooms which will result in a fine family home in this sought after location with stunning mature gardens and parking.

Subject to gaining the necessary consents.

We understand no planning has been previously sought in this regard.

We are informed the property is NOT listed.

DETACHED GARAGE / OUTBUILDINGS

Scope for a detached garage or outbuildings in the grounds subject to consents

RECENT WORKS ON THE PROPERTY

The vendor has informed us of the following;

Full rewire of the house in June/July 2014.

Building Regulations Certificate of Compliance (date completed 15/07/2014) - refer to legal pack

New Vaillant Ecotec Plus 831 Combi Boiler installed in October 2015 with a 10 year extended guarantee. The guarantee expires on 22/10/2025.

Guarantee and Building Regulations Compliance Certificate - refer to legal pack

Reroof of house in October/November 2015. Main roof and side extension roof tiles stripped, timber cleaned and treated, New insulation and battens installed and retilled using the original clay tiles. New Brett Martin cast iron effect guttering also installed. The rear roof has not been re roofed.

Invoices for work completed - refer to legal pack

EPC

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

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.

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.

AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

TESTIMONIALS

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

in relation to the property and we have no authority to do so on behalf of the seller.

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

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

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