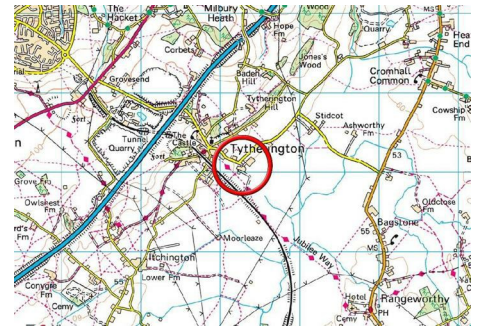




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## Mill House Duck Street, Tytherington, Wotton-Under-Edge, GL12 8QB

Auction Guide Price £450,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 21 - A DETACHED GRADE II LISTED family home ( 5724 sq ft ) in mature GARDENS and now requiring COMPLETE MODERNISATION

## FOR SALE BY AUCTION

LOT NUMBER 21

Wednesday 22nd February

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

## VIEWINGS

Strictly by appointment.

Please contact Hollis Morgan to book a time.

## SOLICITORS

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## 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.

\*\*\* 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 detached Grade II listed period former farm house ( 5724 Sq Ft ) with origins dating back to the 1600's constructed from stone and rendered elevations under a pan tiled roof, Mill House was recently purchased for the first time in 40 years and is now back on the market following extensive works to gut the building ready for renovation.

Requiring complete modernisation Mill House is a three storey family accommodation, formal gardens with sunny orientations and a range of outbuildings offering a myriad of uses subject to the necessary consents.

The site ( Approx 220 x 155 Sq Ft ) occupies a Southerly private position overlooking open pasture land to the rear.

## LOCATION

Tytherington is a popular village located to the North of Bristol. There are superb communication links to the M4

and M5, whilst the nearby market town of Thornbury includes shops suitable for day to day living. The commercial centre of Bristol is within 16 miles and for rail travel, Bristol Parkway is 7.7 miles away. Bristol International Airport offers flights to many European cities and some long haul destinations. For education there are a number of highly regarded state and privately run schools in proximity, notably Marlwood, The Castle School and Tockington Manor whilst Bristol has a number of highly regarded independents with Clifton College and Badminton to name two. For leisure pursuits, both Bristol and Thornbury golf clubs are nearby as well as various sports clubs For extensive shopping facilities the regional centre at Cribbs Causeway offers a diverse range of retail outlets.

## THE OPPORTUNITY

The property has recently been gutted with the removal of all internal render, heating and electrics and the garden has been cleared of overgrown trees etc.

The property is now ready for complete modernisation.

We understand there is scope to create a 4 / 5 bedroom family home with potential to extend to the rear ( subject to PP ) and would suggest the valued of the completed property would be in excess of £1.25m

## 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 £750 + VAT (£900 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 VIEWED the property and the COMPLETE LEGAL PACK has been released.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £900 ) to Hollis Morgan.

Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

## 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.

## BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).  
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).  
10% deposit payment. Buyers premium payment.  
Details of your solicitor.

## PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque  
Bankers Draft  
Debit Card ( NOT CREDIT CARD )

## TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are

available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.

## 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.

## 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 based " Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. [www.ryanbresnahan.org/](http://www.ryanbresnahan.org/) In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - [www.hollismorgan.co.uk/charity/](http://www.hollismorgan.co.uk/charity/)