



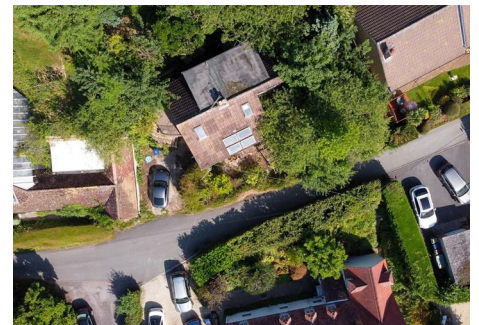
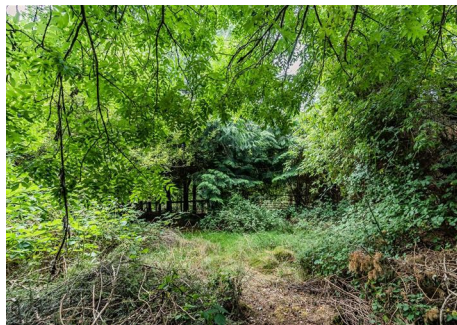
0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis
morgan

auction



Chapel Cottage Green Street, Brockworth, Gloucester, GL3 4RT

Auction Guide Price £580,000 +++

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A charming DETACHED HOUSE (2123 Sq Ft) in need of BASIC UPDATING with STUNNING VIEWS and circa 1 ACRE PRIVATE WOODLAND.

Chapel Cottage Green Street, Brockworth, Gloucester, GL3 4RT

ADDRESS

Chapel Cottage, Green Street, Brockworth
Gloucestershire GL3 4RT

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ NOVEMBER AUCTION***

GUIDE PRICE £400,000 +++
SOLD @ £580,000

Lot Number – 3

The Live Online Auction is on Wednesday 24th
November @ 18:00
Registration Deadline is on Monday 22nd November @
16:00

The Auction will be streamed LIVE ONLINE via the Hollis
Morgan website & you can chose to bid by telephone,
proxy or via your computer.

Registration is a simple online process – please visit the
Hollis Morgan auction website and click “REGISTER TO
BID”

PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering 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.

EXTENDED COMPLETION

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

SOLICITORS

Grace Phillips
Clarke Willmott Solicitors
Blackbrook Gate Blackbrook Park Avenue Taunton TA1
2PG
t: 0345 209 1389
grace.phillips@clarkewillmott.com

ONLINE LEGAL PACKS

*** PROBATE NOW GRANTED ***

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

Chapel Cottage is a detached home (2123 Sq Ft)
constructed of Cotswold Stone occupying an elevated
position with fine views and with the unique feature of a
private circa 1 acre woodland garden know as Castle Hill
Top.

The property is located on this sought after and quiet
semi rural road with parking for 2 / 3 cars and an integral
garage with steps leading to the upper patio and
entrance area. The accommodation is arranged over 3
floors (plus basement garage area) with gardens to the
rear.

Sold with vacant possession.

LOCATION

Chapel Cottage offers an easy commute to Gloucester
and Cheltenham, with its shopping and popular schools,
whilst Painswick is close for local facilities and
challenging golf course with an abundance of local walks
in the immediate vicinity. Road and rail links are also
excellent with the M5 motorway for Bristol or the
Midlands and main train stations at Gloucester or
Cheltenham.

THE OPPORTUNITY

WOODLAND RETREAT FOR UPDATING

On the market for the first time since 1993 - The property is now in need of basic updating but has scope for a fine home in this sought spot with stunning views and gardens.

There is scope to rearrange the current layout and potentially extend to the side and rear (subject to consents) to take further advantage of the fantastic views to the front and side aspects or to connect with the woodland garden to the rear.

The woodland garden has a range of outbuildings and also requires some management and whilst initially it is quite steep the upper levels have potential for a range of uses including office and leisure buildings (subject to consents) with an agricultural / vehicular right of way over adjoining land to Painswick Road (refer to legal pack)

ACCOMMODATION

GROUND FLOOR

Garage
Outbuilding

FIRST FLOOR

Entrance hall
Kitchen diner
Bedroom 5
Conservatory

SECOND FLOOR

Reception room
Bedroom 3
Bedroom 4
Bathroom

THIRD FLOOR

Bedroom 1
Bedroom 2

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.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

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.

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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

TESTIMONIALS

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

WHY HOLLIS MORGAN?

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.