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hollis  
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auction



## Castle Mews, Sodbury Road, Wickwar, Gloucestershire, GL12 8NR

Auction Guide Price £325,000 +++

Hollis Morgan \*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\* A Freehold DETACHED HOUSE in need of UPDATING but with DEVELOPMENT POTENTIAL for 3 HOUSES and a GDV of £1m + ( stc )

## ADDRESS

Castle Mews, Sodbury Road, Wickwar, Wotton-Under-Edge, Gloucestershire, GL12 8NR

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\*

Lot Number - 8

The Live Online Auction is on Wednesday 29th July 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)

## 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.

## VIEWINGS

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

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 ) 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.

Please note that hard copy of details will not be provided but simply leave you email address with a member of the team and we will send you the details.

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.

## EXTENDED COMPLETION

Completion is set for 34 days.

## SOLICITORS

Emma Gannaway  
Chubb Bulleid Solicitors  
01749 836132

01749 676300

[Emma\\_Gannaway@chubb-bulleid.co.uk](mailto:Emma_Gannaway@chubb-bulleid.co.uk)

## THE PROPERTY

Castle Mews is a detached residential building formerly providing staff accommodation to the Castle House nursing home, to the side of the property is a large garage and additional land.

Please note the property lies within the curtilage of Castle House which is Grade II listed.

Sold with vacant possession.

## LOCATION

Castle Mews is located in Wickwar, enjoying a peaceful village location near to the Cotswolds and commutable to Bristol, Bath and Gloucester. Junction 14 of the M5 for Gloucester and Bristol lies approximately five miles from Wickwar and the A46 for Bath is accessible in under 15 minutes. Yate railway station, located 15 minutes' drive from Tyndale Reach, operates direct services to Gloucester and Weymouth. For domestic and international flights, Bristol Airport is situated around 30 miles to the south. The location benefits from a range of local amenities including a supermarket and a selection of local shops and eateries which can be found along the High Street in Wickwar. Wotton-under-Edge, four miles away, provides a broader choice of shopping, restaurants and traditional pubs, in addition to an independent cinema and an outdoor swimming pool.

Families will find Alexander Hosea Primary School less than a five-minute car journey from Tyndale Reach and Katharine Lady Berkeley's School for secondary-age students is around 10 minutes away by car. Further education can be obtained at South Gloucestershire and Stroud College, which has several campuses, all within easy reach of the development. For those wishing to pursue higher education, the universities of Bristol and Bath are within a commutable distance from the village.

## THE OPPORTUNITY

### DETACHED HOUSE FOR UPDATING

The property has scope to make a fine home in this sought after location with parking and gardens.

### DEVELOPMENT OPPORTUNITY - HOUSE + PLOT COMBO

Please note no planning has been sought for this scheme.

The existing property has potential to be converted into 2 houses ( subject to consents. )

Please refer to proposed floorplans in the details and the online legal pack.

### DEVELOPMENT OPPORTUNITY - NEW BUILD

The garages and land at the rear of the site have potential to be developed into a 3rd new build unit ( subject to consents )

### POTENTIAL GDV

We are informed the 3 residential dwellings once completed will have a resale value of £300,000 - £325,000 each

GDV £900,000 to £1.05m

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## 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.

## 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.

## WHY HOLLIS MORGAN?

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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.

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

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

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

## 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)

## **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.