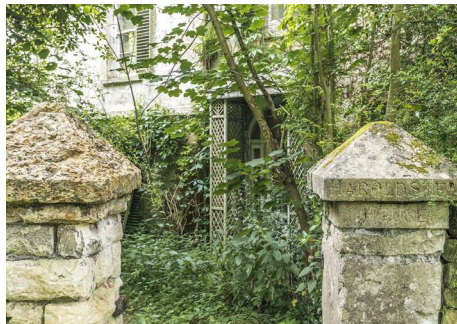
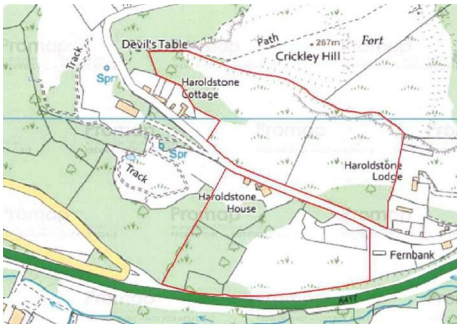




0117 973 6565
www.hollismorgan.co.uk
post@hollismorgan.co.uk

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auction



Haroldstone House Crickley Hill, Witcombe, Gloucestershire, GL3 4UQ

Auction Guide Price £480,000 +++

Hollis Morgan NOVEMBER AUCTION - HAROLDSTONE HOUSE (4234 Sq Ft) is a detached FORGOTTEN GEM set in an elevated and secluded position with 21 ACRES and COACH HOUSE all in need of COMPLETE MODERNISATION.

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION

GUIDE £400,000 +++
SOLD @ £480,000

LOT NUMBER 39

Wednesday 27th November 2019

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

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

PRE REGISTRATION – DEADLINE FRIDAY 22ND NOVEMBER

It is a requirement of the receivers to this property that all bidders are pre-registered prior to the commencement of the auction.

*** The deadline for registration is 12:00 on the 22nd November 2019 ***

Please complete the Haroldstone House Registration form and email it with your certified ID to sarah@hollismorgan.co.uk

If you are buying in the name of a company please supply company name, registration no and ID for one director (further ID may be requested).

Once registered you will be given a unique code to allow you to collect your bidding number on the auction night from 18:15.

Please note No bids will be accepted at the auction without the bidding number.

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

EXTENDED COMPLETION

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

IMPORTANT : PLEASE READ

Whilst we have made every effort to ensure your safety when viewing this property, you should be aware that the building is in a run-down condition and that neither the owners or Hollis Morgan, as their agents, are liable for any injuries, loss or damage to you whatsoever when entering this area.

Please mind where you step and take the utmost care whilst you are in the property.

SOLICITORS

James Teagle

Blacks Solicitors

City Point, 29 Kings Street, Leeds, LS1 2HL

0113 207 000

jteagle@lawblacks.com

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

Haroldstone House (4234 Sq Ft) is a detached "Forgotten Gem" set in an elevated and secluded position accessed via a quiet rural lane in an area of outstanding natural beauty. The Freehold property has been unoccupied for many years and is now in need of complete modernisation, arranged over two floors with a full height basement providing spacious and flexible family accommodation with added potential for fine rural views from the upper floors. The property includes a detached coach house with further potential (subject to consents) and a 22 Acre site of mature gardens, pasture and woodlands.

We are informed the property is not listed - refer to legal pack.

LOCATION

The property occupies a secluded position in Crickley Hill in a picturesque setting on the Cotswold escarpment in an area of Outstanding Natural Beauty but only 10 minutes from Cheltenham and 20 minutes from Cirencester just below the 140 acres of National Trust Crickley Hill Country Park. This ideal location provides a perfect example of semi-rural living with far stretching views to open countryside and hills beyond. Cheltenham is a Regency Spa town well known for its architecture and exceptional schools including, The Cheltenham Ladies' College, Cheltenham College and Dean Close. Offering a cultural lifestyle to its audience, Cheltenham plays host to several highly acclaimed festivals including Literary, Music and Food. Communications from this area are excellent, with easy access to motorway links including the M5 and A417 Cirencester, Swindon and the M4. There are regular trains to London and other major cities from Cheltenham Spa train station a short commute. There is a regular bus service at the end of the lane operating between Cheltenham and Gloucester.

THE OPPORTUNITY

DREAM HOME FOR MODERNISATION

The property requires complete modernisation but offers a unique opportunity to develop a stunning family home with coach house and extensive grounds.

COACH HOUSE PLANNING HISTORY

Reference 18/01259/FUL

Alternative Reference PP-07496821

Application Received Tue 18 Dec 2018

Application Validated Tue 18 Dec 2018

Address Haroldstone House Cold Slad Lane Crickley Hill Badgeworth Cheltenham Gloucestershire GL3 4UQ

Proposal Conversion of the existing coach house into an independent dwelling, the creation of a parking area and associated works

Status Awaiting decision

Appeal Status Unknown

Appeal Decision Not Available

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.

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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

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 £1,200) 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.

WHY HOLLIS MORGAN?

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

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 Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - www.otrbristol.org.uk

Visit the Charity page of our Website for further details - <https://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.