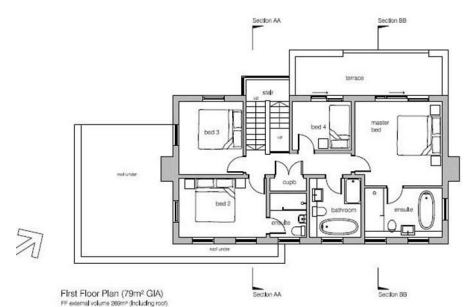




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



Walnut Cottage Little Coxwell, Faringdon, Berkshire, SN7 7SP

Auction Guide Price £202,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION *** A Freehold DERELICT DETACHED HOUSE set in 0.5 ACRES with PLANNING GRANTED for a fine HOME or DEVELOPMENT.

Walnut Cottage Little Coxwell, Faringdon, Berkshire, SN7 7SP

ADDRESS

Walnut Cottage, Little Coxwell, Farringdon SN7 7SP

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION ***

GUIDE £150,000 +++
SOLD @ £202,000

Lot Number 3

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

VIEWINGS

The site is open for inspection at all times.

Whilst we have made every effort to ensure your safety when viewing this property, you should be aware that the building is in a derelict 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 and around the property.

SOLICITORS

David Baldwin

Eversheds Sutherland

T: 029 2047 8310

E: DavidBaldwin@eversheds-sutherland.com

ONLINE LEGAL PACKS

** LEGAL PACK NOW COMPLETE**

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 0.5 acre mature site located on the A420 with a derelict building formerly known as Walnut Cottage. Sold with vacant possession.

LOCATION

Little Coxwell is a charming and attractive village, conveniently placed half a mile or so from the A420, giving access to Faringdon, Wantage, Abingdon, Oxford and Swindon and the M40 and M4 motorways respectively. The Eagle public house has a popular restaurant as well as retaining a traditional pub atmosphere and St Mary's Church dates from the 12th century.

The nearby historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as The Old Station Nursery, doctors' and dentists' surgeries and a Family Centre. Buses travel from the town to private schools at Abingdon. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY - FAMILY HOME / MULTIPLE DWELLINGS

A derelict detached property sitting in a mature 0.5 acre site offering a stunning opportunity to create a fine home. Buyers may wish to investigate the chance of a higher density scheme.

Subject to gaining the necessary consents.

PLANNING

We understand planning was granted to create a stylish family home in 2013.

We are unable to confirm if the works have commenced and the planning is still live or if the consent has now lapsed.

Buyers will need to make their own investigations.

COMPLETION

The vendors have set a 14 day completion on this lot.

Walnut Cottage Little Coxwell, Faringdon, Berkshire, SN7 7SP

PLANNING GRANTED

Application No : P12/V2574/FUL
Application proposal, including any amendments :
Demolition of existing dwelling and erection of a 2 storey
3 bed dwelling.
Site Location : Walnut Cottage Little Coxwell Faringdon
GCO
Planning Permission on 14th February 2013

PLANNING INFORMATION

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

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

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.

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.

TESTIMONIALS

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

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.

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