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auction



Great Hardwick, Hardwick, Abergavenny, Monmouthshire, NP7 9AD

Auction Guide Price £1,000,000 +++

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 43 - A detached HISTORIC FAMILY HOME (6158 Sq Ft) set in 3 ACRES of mature gardens and VIEWS over the RIVER usk - REDUCED PRICE FOR AUCTION - range of outbuildings and HUGE POTENTIAL.

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*** IMPORTANT UPDATE TO SALE PROCESS ***

Lot 43 - Great Hardwick, Hardwick, Abergavenny, NP7 9AD

For sale by public auction on Wednesday 28th at 19:00 (Unless Sold Prior)

To assist those interested in acquiring the whole estate the vendors have agreed that the auctioneer will ask the successful buyer of Lot 43 (the house) if they would like the opportunity to acquire any of the additional three Lots i.e. Lots 44,45 and 46 at the fixed price stated below:-

LOT 44 £100,000

LOT 45 £100,000

LOT 46 £100,000

In the event of the successful buyer not purchasing any of these additional Lots they will immediately be offered individually in the saleroom with an undisclosed reserve

If Lot 43 (the house) is not sold ,the vendor reserves the right to withdraw Lots 44, 45 & 46 from the auction.

PLEASE NOTE if you are unable to attend the auction and would like to bid, administration arrangements for Telephone and Proxy Bidding must be received by Monday 26th September, otherwise we will look forward to seeing you on Wednesday 28th at 19:00 hrs prompt.

FOR SALE BY AUCTION

LOT NUMBER 43 2016

Wednesday 28th September

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

WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

Please note there are no viewings on Bank Holidays or on the day of the auction.

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

Great Hardwick is a well maintained Historic detached family country home with generous accommodation over 3 floors (6158 Sq Ft) with 3 reception rooms with 8/9 bedrooms.

Low maintenance grounds & gardens or circa 3 acres with numerous outbuildings, large double garage, Victorian stables and tennis court.

*** THE PROPERTY IS NOT LISTED ***

The beech avenue leading down to the river is thought to have been planted to celebrate the victory of Waterloo. The avenue itself was originally a pathway from a river crossing used by monks and workers from Tintern Abbey going to and from Abergavenny Priory which owned the Hardwick lands. There still remains a ditch dug by monks around the 1400's. It is understood that the house was seized from Abergavenny Priory and given to the Herbert family of Coldbrook. It was partly destroyed by Parliamentary forces in the Civil War due to Royalist sympathies and then refurbished in c.1690 as a gentleman's residence.

It was during this period that the suspended plasterwork ceiling in the dining room was done depicting its symbols of support for the Tudor monarchy with the white Rose emblem of the House of York. Rebuilding was not on the former scale, which perhaps explains why the avenue does not point to the centre of the house. Subsequent additions enclosed the stone staircase, leaving a leaded window which now serves as a tromp l'oeil. The staircase itself, broad and of a gentle

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gradient, was designed to allow a man carrying a sack of grain up to the granary to be easily passed by a co-worker going downstairs. Subsequent Victorian additions increased the scale of the property including impressive Victorian stables with loose boxes, tack room and original fittings.

EXTENDED COMPLETION

Completion is set for 10 weeks or earlier by mutual consent.

LOCATION

1 Hour From Bristol, 5 minutes to Waitrose and 4 minutes to Aldi with Gourmet Food from The Hardwick just a few minutes away!

Great Hardwick enjoys a glorious south-south-east facing position in the Usk valley. For those that enjoy the great outdoors the world famous Brecon Beacons National Park is also close at hand. Although set in a rural position it is only about 3 miles south from the centre of the thriving market town of Abergavenny with national rail service (fast train journeys from Abergavenny to London Paddington are around 2 ½ hours). The town provides for everyday needs including a Waitrose supermarket and the local area is well known for a number of award winning gastro pubs and restaurants. There are also numerous excellent golf clubs in the area including the Celtic manor course that hosted the Ryder Cup in 2010. Excellent local road connections provide quick access to neighbouring towns and the national motorway network (M50, M5 and M4). Local towns include Monmouth with its Haberdashers' schools being about 16 miles to the east, Hereford, about 25 miles to the north-east and Cardiff, about 30 miles to the south-west. Travel by car to London is on average about 2 ½ - 2 ¾ hours.

THE OPPORTUNITY

REDUCED PRICE FOR SALE BY PUBLIC AUCTION

This charming well maintained property which enjoys beautiful views over the Usk valley is for sale by public auction as the owners are due to move abroad and the property must now be sold.

WIDE RANGE OF OPPORTUNITIES

(Subject to gaining necessary consents)

Enchanting family home
Divide the house into two dwellings.
Conversion of outbuildings to artist studios, live work units or additional dwellings
Hotel or Bed and Breakfast
Fishing Retreat / Holiday Homes

The owner says; "The house is light and spacious, with a private outlook and views a delight to come home to!"

ACCOMMODATION GROUND FLOOR

A charming front entrance porch large enough for salmon rods leads into an impressive 35ft living room with a grand stone fireplace, substantial beamed ceiling and a properly sprung dance floor of maple, sycamore, and beech. A door opens to the left of this room to the drawing room with open fireplace and French doors that open out onto the side garden. The formal dining room with historic ceiling plasterwork is situated at the rear of the house off the living room. Beyond the staircase is a useful wine cellar and adjoining larger cellar. A door opens to the right of the living room to a kitchen lobby with cloakroom off, access to the front garden and the main kitchen breakfast room featuring a 4 oven Aga. An adjacent utility room, pantry and further store room provide further space for white goods. A doorway leads off near the pantry to the rear courtyard with two outside storage rooms.

ACCOMMODATION FIRST FLOOR

The wide staircase with its gentle incline rises up from the living room to the first floor accommodation. The master bedroom is situated at one corner of the first floor overlooking the front gardens and grounds. Three further bedrooms can be found on this floor, two of which also face the front (bedroom 3 also faces the side) while the fourth overlooks the rear and side gardens. These bedrooms share the use of two family bathrooms. A peaceful study/office (potential extra bedroom) with cloakroom adjacent is located on the mezzanine floor.

ACCOMMODATION SECOND FLOOR

The staircase continues to the generous second floor where there is a large main bedroom with double aspect and a further 3 bedrooms (two with side aspect and one with front aspect). This floor has potential for use as a self-contained living area or simply extra play/games rooms etc.

GARDENS AND OUTBUILDINGS

The front of the house is decorated with Wisteria and scented roses. The property enjoys gardens that surround it. The gardens include lawns, shrub and flower borders, mature trees, a rose tunnel and apple trees. Designed for straightforward maintenance and year-round flowering, the gardens are informal and do not require a full time gardener. A large Yew hedge curves around the back garden, giving it privacy. The substantial and ancient Beech and Sequoia avenue leads from the front garden area and down towards the river. Bluebells and daffodils enliven the avenue in spring. Beyond the outbuildings is a further garden area

that includes a hard tennis court with tennis hut. The property is set in about 2.9 acres (stms - subject to measured survey) as hatched in green on land plan.

Outbuildings

The property has an extensive range of useful outbuildings that are situated off the main courtyard. These have development potential (subject to planning).

They include a large double garage with 3 separate entrances. Victorian stables with 3 stalls with original fittings and tack room lie alongside the garage. An old hayloft that has been converted into a peaceful artist's studio is accessed via stone steps. There is also a large conservatory, productive greenhouse and garden store.

21 ACRES AND FISHING RIGHTS TO RIVER USK

Three further lots be offered in the same catalogue including adjacent paddocks of 8 acres and 12 acres plus 3/4 mile of fishing rights.

Please refer to Lots 44, 45 and 46

TO BE SOLD SEPARATELY

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 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – 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 buyers premium to Hollis Morgan.

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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out

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more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk