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auction



Slowwe House Silver Street, Arlingham, Gloucester, Gloucestershire, GL2 7JU

Auction Guide Price £720,000 +++

Hollis Morgan JULY AUCTION LOT NUMBER 43 - Slowwe House (4506 Sq Ft) is an imposing Grade II listed Manor House enjoying a prominent semi rural position and offers a unique opportunity to renovate this stunning home (1.84 Acres)

FOR SALE BY AUCTION

*** SOLD @ AUCTION - £720,000 ***

GUIDE PRICE £500,000 - £600,000

LOT NUMBER 43

Wednesday 20th July 2016

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

SOLICITORS

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ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY AND HISTORY

Slowwe House (Grade II Listed) is steeped in history and is thought to date from the 14th Century, being listed as a chief farm of Berkley Castle in 1327 most probably used as a hunting lodge for the Castle, and is set in mature grounds of approx 1.84 Acres.

Slowwe House has had many ties with Arlingham Parish Church and the Slowwe Coat of Arms is displayed in the Church, which dates back to 1373.

Around 1549 Slowwe manor and estate was leased to Thomas Hodges by Walter Bridgeman. The Thomas' went on to purchase it 1566, acquiring manorial dues in the process. It remained in the Thomas family's ownership for some 290 years, before descending down to the Reverend John Sayer, Vicar of Arlingham, and then to his son, also John Sayer – a barrister-at-law, and his wife in 1856. Slowwe became their country residence, as they spent much of their time at Pett Place, Charing, Kent. However, following John Sayer's death in 1886 he was buried in Arlingham Parish Church and Slowwe eventually passed into the ownership of Mr Carter. Fortunately, by the time John Sayer had died he

had managed to publish his book entitled 'Antiquities of Arlingham Parish'. This wonderful book contains a mine of information about the history of the village and the important role that Slowwe has played in it.

Throughout its history Slowwe House has played a prominent role in Arlingham village life. On 30th June 1886 the Reverend John Sayer entertained not only the School Master and Mistress of Arlingham Day and Sunday Schools, but also 125 scholars on the front lawn.

Notable visitors to the property include Edward Anthony Jenner, the English physician and scientist who was the pioneer of the smallpox vaccine, the World's first vaccine. He was born in 1749 in Berkeley, Gloucestershire and was referred to as 'The father of immunology'.

Four items were discovered at Slowwe and are currently exhibited as part of a collection in the Victoria & Albert Museum in London. The Historical pieces include a sleeveless silk gown with silver gilt thread (dated 1700-1710), a Hatbox (dated 1775-1799), a sidehoop and original bill receipt for same (dated purchase 16/2/1778) from 'Riding Habit & Robe Maker' of Covent Garden, London. These items were all donated to the museum and originate from the Hodges Family of Slowwe.

In the early 1970's the rock group Paladin used the property to practice their music and to entertain some of the big names in the music industry at the time.

In more recent years the family of Sophie, Countess of Wessex enjoyed a family wedding reception at the house and grounds with her in attendance. Many local events have also been held at Slowwe, including theatrical plays on the lawn.

The property last changed ownership in the early 1980's when Slowwe House was purchased by Greg Everard, a Consultant Orthodontist and Maxilo-facial Surgeon in Gloucestershire.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier by mutual consent

LOCATION

The property enjoys an enviable location being just 45 minutes from Bristol, yet situated in a most delightful, unspoilt rural location. This property offers the opportunity to enjoy a tranquil location away from passing traffic and city noise and air pollution, the perfect 'Country Bolthole' where one can enjoy a peaceful drink on the front lawn whilst taking in the splendour of the house. Even travel to London is easy from Slowwe House, with the Stonehouse Railway Station being a 20-minute drive away, and the Stonehouse to London Paddington journey time taking just 1hr 39

mins. Arlingham itself has a fascinating history dating from its importance as a river crossing point for Roman Batallions. The Red Lion Pub, which serves excellent, locally-produced food, is within walking distance of Slowwe House and has been owned by the community since 2013.

Railway Stations

Cam and Dursley - 9 miles
Bristol Parkway - 30 miles
Bristol Temple Meads - 33 miles

Motorways

Junction 13 M5 - 7 miles
Junction 11A M5 - 10 miles
M4 - 20 miles

THE OPPORTUNITY

Slowwe House is steeped in a rich and varied history, it is a beautiful example of a heritage property which oozes grandeur, character and is a one-off original. Its architectural features, including fireplaces and stone mullioned windows, open-beams, Cotswold stone roof and flagstone floor are original and intact - Even the original servants' bells are still above the door in the kitchen!

Having not been decorated for over 35 years this offers the potential purchaser a golden opportunity to own their own piece of traditional, English history and to renovate it to their particular tastes.

The property owns the driveway to the left hand side of the main house with a double garage and vehicular access (Please note the adjoining properties have a right of way).

The accommodation is arranged over two floors with additional basement level and sits in mature walled gardens of approx 1.84 Acres.

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.

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