



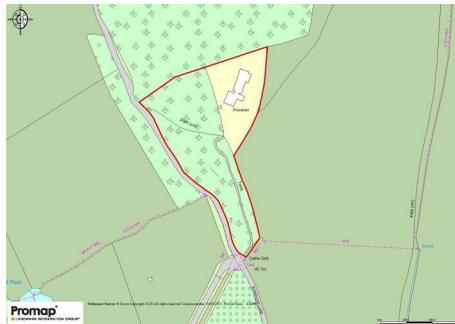
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auction



## Picodean, Bowden's Lane, Penhow, Caldicot, NP26 3AA

Auction Guide Price £530,000 +++

Hollis Morgan SOLD@ FEBRUARY AUCTION - PICODEAN ( 5513 Sq Ft ) is a stunning WOODLAND RETREAT set in approximately 3 ACRES with far reaching RURAL VIEWS and now in need of UPDATING but with scope for a fine FAMILY HOME.

## FOR SALE BY AUCTION

\*\*\* SOLD @ THE HOLLIS MORGAN FEBRUARY AUCTION \*\*\*

GUIDE £495,000 +++  
SOLD @ £530,000

LOT NUMBER 17

Wednesday 27th February 2019

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

## EXTENDED COMPLETION

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

## SOLICITORS

Hugh James Solicitors  
www.hughjames.com  
tel 0333 016 2222

## 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

Picodean is a detached family home approached via a private driveway with electric gates and set in approximately 3 acres of mature woodland with far reaching rural views towards the Severn Estuary.

The property is on the market for first time since 1995 with the original house dating from 1724 which was then considerably extended in 2001 and 2011 to create 5513 Sq Ft of accommodation.

The majority of the principal rooms have a Southerly aspect with the upper floors of the original house providing four bedrooms whilst the first floor the modern addition is arranged as a large open plan living space

with additional reception rooms.

Freehold and sold with vacant possession.

Utilities - Gas and Oil Fuel.

## LOCATION

Overlooking the Caldicot Levels and surrounding wetlands, the property occupies a private and elevated position, set back via private drive from Bowdens Lane located betwixt Chepstow and Newport within easy access of the M4 motorway providing direct access to Bristol & Cardiff.

Buyers should note that there are no longer Tolls for either Severn Bridge to access Bristol and beyond.

Located only a short distance away from Magor Square, a pedestrian area with free parking, which offers a wide range of local amenities including Doctors surgery, grocery shops, pubs and restaurants.

Proud of his history, Caldicot not only offers a range of High Street shops and supermarkets but also boasts its own Medieval Castle with spacious grounds which are free for local residents to enjoy.

The nearest railway station is just 5 minutes away for an easy commute to Cardiff, Bristol (and onward to London) and Gloucester.

## THE OPPORTUNITY

### FAMILY HOME WITH HUGE POTENTIAL

The property has huge potential for a fantastic family home but would now benefit from a coordinated plan to amend the overall layout for modern family life.

There is a large parking area with scope ( subject to consents ) to erect a garage / car port.

The mature gardens are now also in need of a master plan but with a zip wire and half pipe already in situ it offers huge potential for a family orientated space.

### POTENTIAL BUILDING PLOT IN GARDEN

There is scope to create ( subject to consents ) an additional dwelling within the grounds.

## 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.

## 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 VIEWED the property and the COMPLETE LEGAL PACK has been released.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 buyer's premium ( £1,200 ) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

## 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.

## 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?

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 £269m for clients across the region.

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2018 with over £44m of successful sales!

## 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 based Off the Record! as our 2018 charity of the year with 5% of

each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - [www.otrbristol.org.uk](http://www.otrbristol.org.uk) In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - [www.ryanbresnahan.org](http://www.ryanbresnahan.org) Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>