



Bishopswood Cottage, Bishopswood Lane, Tadley, RG26
4AT

Guide Price £600,000

To be sold by auction at midday on 3rd June 2025. Bishopswood Cottage enjoys an idyllic semi-rural setting adjacent to Bishopswood golf course in Tadley and stands on a total plot of approximately 4.6 acres. The period property is approached via a gated driveway with parking for multiple vehicles and offers the opportunity for comprehensive refurbishment and upgrading. The outbuildings are in need of attention and incorporate a derelict indoor swimming pool, a 51' multi-use room, a number of stables and a two-storey building previously used as a home office and offer the potential for redevelopment, subject to obtaining the relevant consents. The grounds are private and established with a number of smaller outbuildings and a pond located in the paddock.

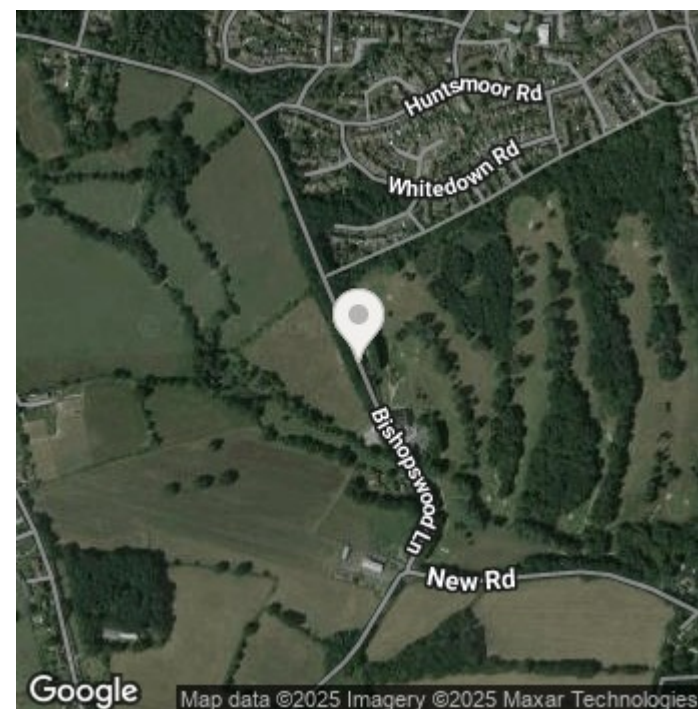




- Detached period property standing on a total plot of approx. 4.6 acres
- Opportunity to refurbish and re-develop, subject to planning
- 4 Bedrooms, principle suite with en suite bathroom
- 3 reception rooms; Kitchen-breakfast with utility
- Outbuildings include 51' function room, pool, stables, barn & 2 storey store
- Approximate Gross Internal Area 6765 sq ft;



Council tax band G
Council- Basingstoke & Deane



Additional information:

Parking

The property has a gated driveway with parking for multiple vehicles.

Part B

Services:

Water – mains

Drainage – The Executors are unable to confirm if the property has a septic tank, cess pit or mains drainage

Electricity – mains

Heating – Electric heating

Water is heated via solar panels

Broadband connection available (information obtained from Ofcom):

Standard – ADSL/copper wire

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Part C

We understand some of the outbuildings may contain asbestos.

The Executors are unable to confirm if the property has a septic tank, cess pit or mains drainage, please refer to the Thames Water search in the legal pack

There is an overage agreement on the Title HP678043 from June 2006 for a period of fifty years regarding development of the land for any non-agricultural purposes, please refer to the legal pack.

Grounds

The property stands on a total plot of approx. 4.6 acres and comprises a lawned garden with paddock and a small pond located to the rear of the paddock with a further pond located in the front garden behind the main outbuilding.

Outbuildings

As you enter the driveway there are a number of outbuildings on your left-hand side with a double garage adjoining an outbuilding that houses the indoor swimming pool which is now derelict. There is a 51' multi-purpose room and 3 stables. There is also a separate 2 storey building with storage on the ground floor and a home office located on the first floor and in the garden, to the rear of the house is a further stable block and barn. The solar panels which heat the water are located to the side of the house on the northern boundary.

Auction Conditions

For Sale Via Haslams Online Auction powered by Bamboo Auctions.

Auction end date and time: TBC

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: www.Haslams.net and click on the 'online auction' tab

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid – Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.



Approximate Gross Internal Area 6765 sq ft - 629 sq m

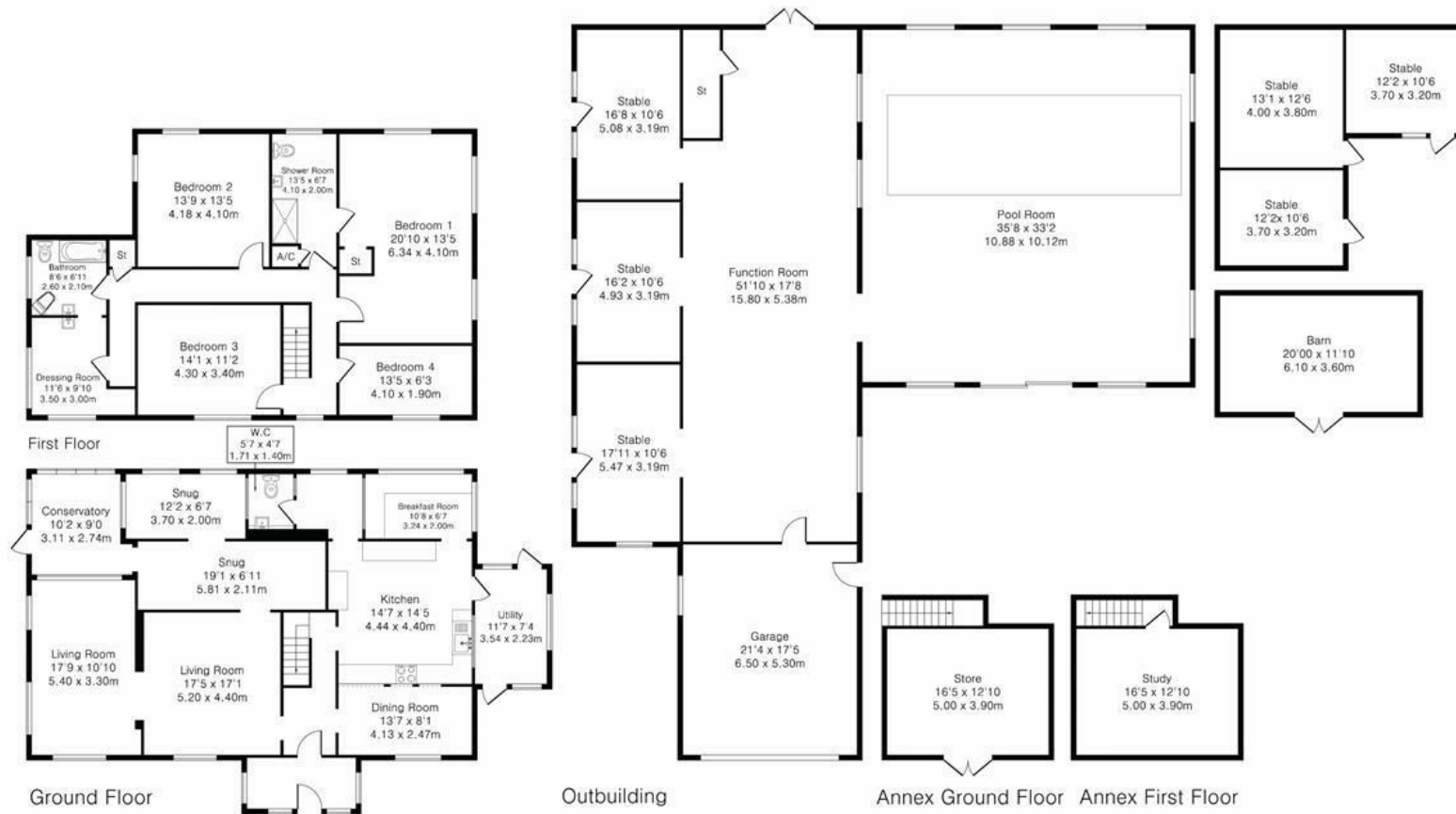
Ground Floor Area 1416 sq ft – 132 sq m

First Floor Area 1153 sq ft – 107 sq m

Annex Ground Floor Area 238 sq ft – 22 sq m

Annex First Floor Area 238 sq ft – 22 sq m

Outbuilding Area 3720 sq ft – 346 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 80 |
| | | 30 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.