



**Knights Lane, Stratford-Upon-Avon, CV37 7BP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

For Sale By Online Modern Method of Auction

An exceptional opportunity to acquire a two/three-bedroom semi-detached bungalow designed for independent living for those over 65. Located within the sought-after Tiddington Court Development, the property is conveniently situated less than two miles from Stratford-upon-Avon. Just 0.2 miles from local shops and with bus stops right outside. Recently redecorated and newly carpeted throughout, the bungalow also features its own private garden.

The accommodation briefly comprises; entrance hallway with useful storage cupboard and leads to a living room, brand new fully fitted kitchen with brand new appliances, walk in wet room with level access shower and three further bedrooms. One of the bedrooms could be used as a dining room. Outside, boasts a private front, side and rear garden along with a residents car park.

Tiddington Court is run by owners, for owners and comprises forty-two spacious one and two bedroom apartments/bungalows. Amenities include Owners' lounge, on-site dining, guest suite and landscaped gardens. The Court, with 24-hour on-site staff, offers owners the opportunity of retaining independence within an active social community.







## Key Features

- For Sale By Online Modern Method of Auction
- Bidding starts at midday on 18th February 2026
- Independent Living
- 2/3 Bedroom Semi-Detached Bungalow
- Situated Within Tiddington
- Completely Refurbished Throughout
- Private Rear, Front & Side Garden
- Owners Lounge, Dining Area and Guest Suite
- Residents' Parking

**Auction Guide  
£145,000**



#### Auctioneer note

The sale must be made subject to the occupier obtaining freeholder consent. This consent involves two key considerations:

- Age criteria: the occupier must have a minimum age of 65 (or less with a waiver from the local authority for a disability).
- Suitability: the court must be confident that they can accommodate the needs of the occupier.

In addition, freeholder consent confirms the following conditions:

- Companies cannot bid on the property
- Sub-letting will not be allowed so no buy-to-let brigade.
- The bidder must be the occupier unless they are buying for a direct relative (child for a parent).

Please refer to the legal pack for further information.

#### Auction Terms

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. Please contact the Auction Department for details on how to register to bid. The purchaser shall be deemed to bid on those terms whether they have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of an online conditional auction and is being sold with a Fixed Fee. If you are a successful buyer, you will enter a Reservation Contract with the Seller and agree to Exchange and Complete within 56 days. If you are planning to purchase with finance, please ensure you inspect and consider the property carefully with your lender before bidding. At the end of the auction, to reserve the property, the Buyer will pay a Reservation Fee.

Some sellers may consider a pre-auction offer, and the Lot may be sold before the auction.

#### Auction Deposit and Fees

The following non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer prior to the commencement of the reservation agreement:

- Buyer's Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £5,000 plus VAT (£6,000 inc VAT).
- Search pack of £336 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Guide Price & Reserve Price

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).

#### Plans

Plans shown are for identification purposes only.

#### Services

The auctioneer understands that mains water, drainage, gas and electricity are connected to the property, though these services have not been tested. Buyers are advised to make their own enquiries to confirm the connected services.

#### Directions

What3words///clips.dairy.cooks

#### Tenure and Possession

The property and land are leasehold and vacant possession will be given upon completion which is normally 20 working days after the auction (please refer to the Legal Pack for further details). There are currently 79 years unexpired on the Lease. The annual service charge is circa: £10,022pa

#### Bidder Registration and Auction Legal Pack

Following your viewing, we are delighted to invite you to register with our Auction Passport service, please go to: [online.sheldonbosleyknight.co.uk](https://online.sheldonbosleyknight.co.uk)  
Once you have registered, you will be authorised to bid. You will also be able to download the Auction Legal Pack. If you register before the Auction Legal Pack has been completed by the sellers solicitor, you will be automatically notified once it has been uploaded.

The Auction Passport requires you to put the details of your solicitor. If you would like to use our own preferred solicitors, please select 'preferred solicitor', and we will generate a quote for you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account.

#### Legal Documents & Additional Costs

It is essential bidders check the legal documents prior to bidding and take professional advice. Special conditions of sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

#### Viewings

All viewings are by appointment only through the Auction Department









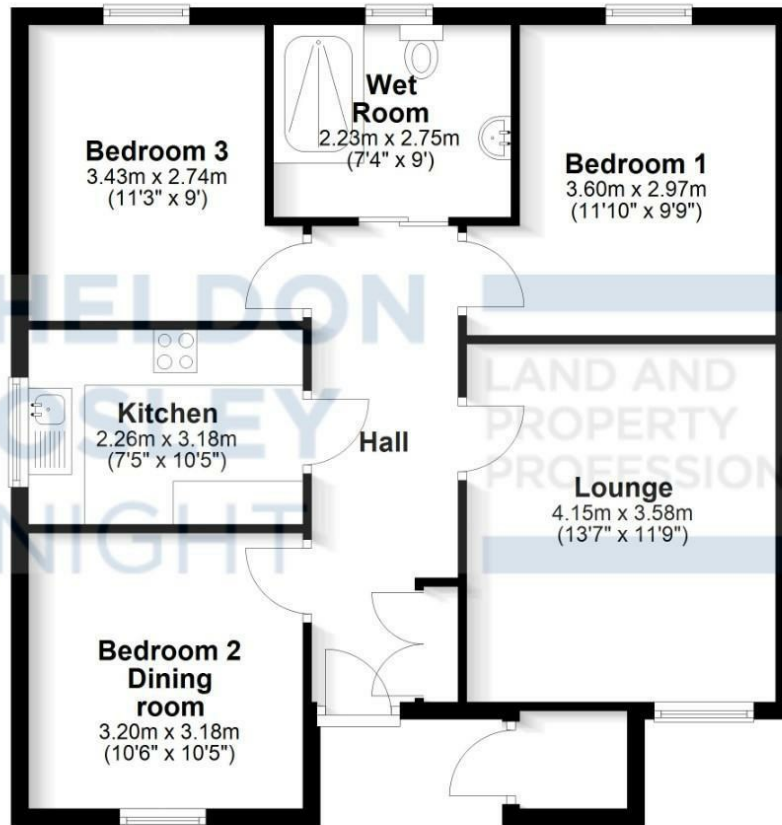




# Floorplan

## Ground Floor

Approx. 73.3 sq. metres (789.3 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Leasehold

Council Tax Band - D

Local Authority  
Stratford-upon-avon

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

## To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
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BLOCK  
MANAGEMENT

RURAL



### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.