



Ettington Road, Warwick, CV35 9JA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale by Public Auction

Nestled at the edge of the picturesque village of Walton, surrounded by the serene Warwickshire countryside, this charming Grade II listed detached house offers a rare opportunity for those seeking a home filled with character and potential. With planning permission already secured for a modern extension, this property is ideal for buyers wanting a renovation project or developers eager to craft a unique, bespoke residence.

Set on a private plot spanning 0.728 acres, the cottage enjoys direct access to Ettington Road. Though in need of complete renovation, the current layout features two reception rooms, two bedrooms, and one bathroom, providing a fantastic starting point for a transformation.

Located within the historic Walton Estate, the property boasts a well-proportioned garden space. Planning permission has been granted for a new extension to replace the previous modern addition and sheds, with footings already in place, the planning permission is extant allowing the next owner to proceed with development immediately. Once completed, the property will offer a generous gross internal area (GIA) of 1,241 sq. ft (115.3 sq. m).

Smatchley Lodge's location is second to none. The bustling market town of Wellesbourne is less than 3 miles away, while Stratford-upon-Avon is just 8 miles, and the city of Warwick is under 10 miles. Closer to home, the property borders mature woodland and rolling countryside, offering a desirable retreat within one of Warwickshire's finest estates.

Whether you're envisioning a cosy countryside escape or a sleek modern residence, this property provides the perfect canvas to create your dream home.

Ideal for buyers wanting a renovation project and developers alike, this unique property offers immense potential to create a home with both historic charm and modern style.

Auction Details:
Sheldon Bosley Knight Land and Property Auction
Wednesday 27th November at 6.00 pm
Stratford Town Hall





Key Features

- For Sale by Public Auction
- Wednesday 27th November 2024, 6.00pm at Stratford upon Avon Town Hall
- Once in a lifetime development opportunity
- Planning permission granted and footings have been completed
- Rural location sat within a plot of 0.728 acres
- Beautiful location within the Walton Estate, surrounded by stunning countryside
- Modern meets character
- Planning approved - 20/O1166/FUL
- Final GIA of 1,241 sq. ft (115.3 sq. m) upon completion
- Proximity to Wellesbourne (3 miles), Stratford-upon-Avon (8 miles), and Warwick (10 miles)

Auction Guide
£135,000

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. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.

Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1320 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. 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 there is a mains electricity connection to the property. This has not been tested and buyers should make their own

enquiries. Furthermore, the auctioneers understand that there will be a new water pipe run to the boundary of Smatchley Lodge. Full details are contained in the auction legal pack

Location

The property is located in a rural position approximately one mile to the South of the village of Wellesbourne in Warwickshire. Heading from Wellesbourne on the A429, you will head left on to Jubilee Drive and be met by a wooden gate, with the property being directly on your left. What3Words: [///beams.custodian.teaches](https://www.what3words.com/beamscustodianteaches)

Tenure and Possession

The property and land are freehold. 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.

Bidder Registration and Auction Legal Pack

If you would like to register to bid, please head to the following link: passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid in person, online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here: auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to 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

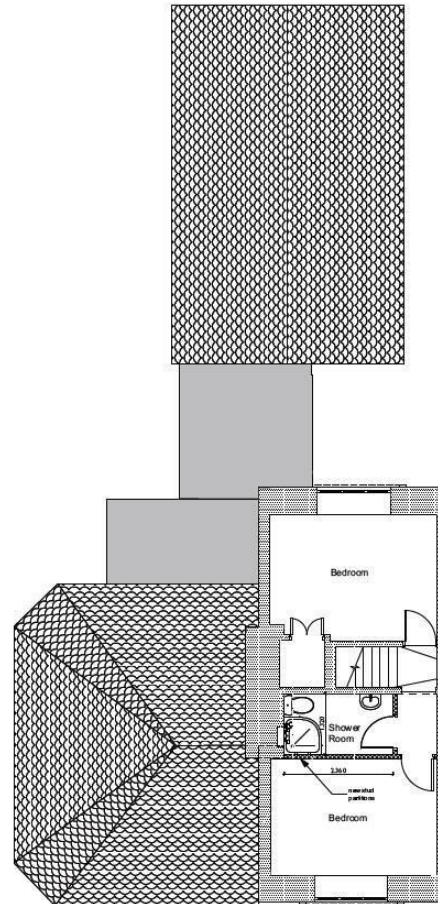
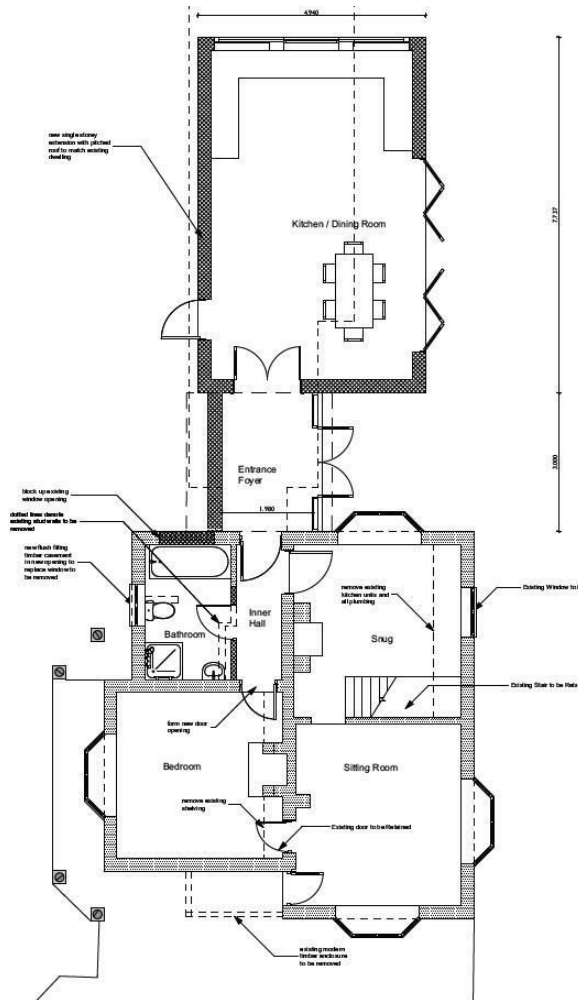
All viewings are by appointment only through the Auction Department







Planning Permission Plan



EPC Rating - F

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford on 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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

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.