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Taylor & Fletcher



HABERDASHERS  
Bell Lane, Blockley



Stow-on-the-Wold 7 Miles, Moreton-in-Marsh 4 miles.

## Haberdashers Bell Lane Blockley Gloucestershire GL56 9ES

**A RARE OPPORTUNITY TO ACQUIRE A CENTRAL VILLAGE SITE COMPRISING A DETACHED HOUSE REQUIRING MODERNISATION AND PLANNING PERMISSION FOR 5 DWELLINGS. FOR SALE BY PUBLIC AUCTION UNLESS SOLD PREVIOUSLY.**

- Lot 1
- Detached house requiring modernisation
- Planning permission for five houses.
- In all 0.3715 acres
- Guide price £1,200,000
- Lot 2
- Detached building, planning permission granted in 2013 for change of use to self-contained dwelling. Guide price £125,000

**Guide price £1,325,000**

**VIEWING** Strictly by prior appointment through

**Taylor & Fletcher**

**Tel: 01451 830383**

### Location

Haberdashers and Oddity House are located in Bell Lane in the heart of the village. Blockley is an attractive and popular village with a good range of facilities including the Parish Church of St. Peter and St. Paul, a local shop comprising a grocer, newsagent, post office, off-licence and café and a primary school. Blockley has two public houses. The Crown Inn and Hotel and The Great Western Arms. There is a primary school and a sports and social club. The village is surrounded by the undulating Cotswold countryside and close to the villages of Chipping Campden, Broad Campden, Bourton-on-the-Hill and Longborough, the latter of which has a privately owned Opera House with a season between May and August.

Blockley is situated between Broadway to the west and Moreton-in-Marsh to the east. There are two supermarkets, a convenience store together with a variety of local and boutique shops as well as a weekly street market in Moreton-in-Marsh together with a main line train station with a service to London Paddington via Oxford and Reading. There is a secondary school in Chipping Campden together with an excellent range of private schools locally. There are a number of leisure centres and gyms locally. Cheltenham hosts various festivals including the 4 day National Hunt festival in March and cricket festival in July. There is premiership rugby at Gloucester and Worcester.

### Directions

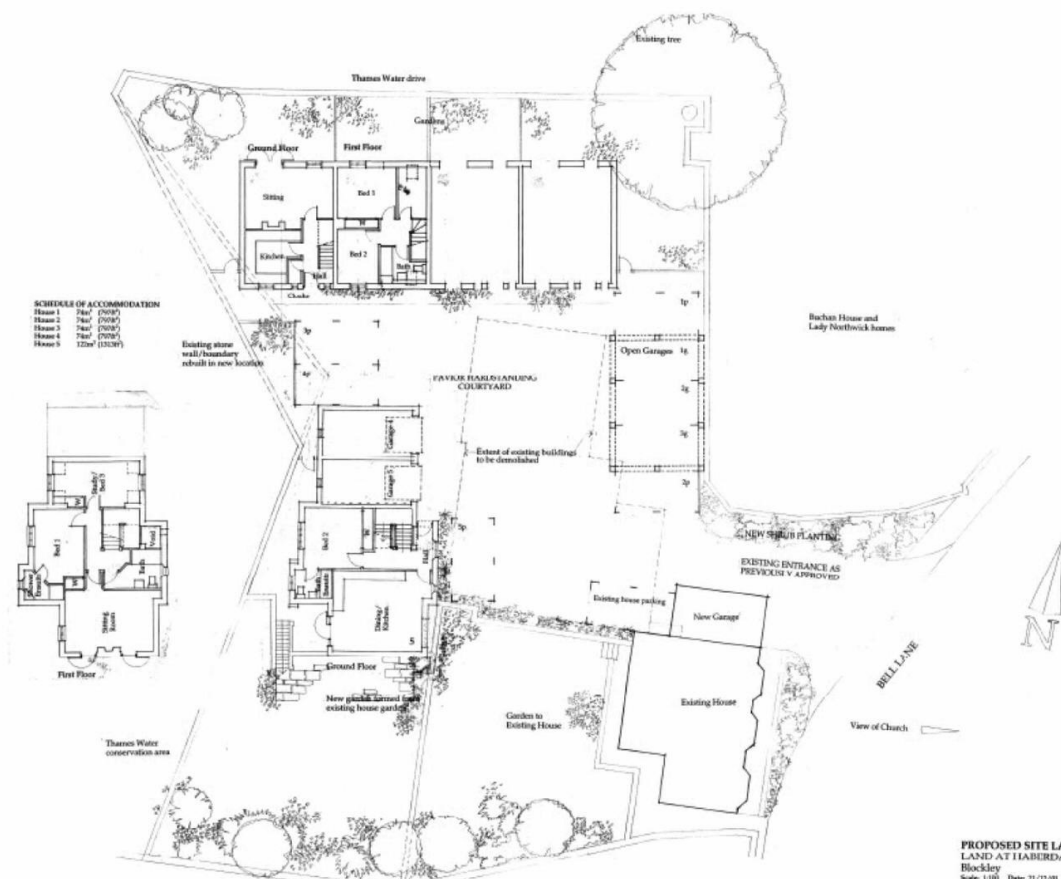
From the centre of Moreton-in-Marsh head in a westerly direction on the A44. Drive through Bourton-on-the-Hill and just after the petrol station turn right signed to Blockley B4479. Descend into the village and up the other side taking the left hand turn into Mill Lane and signed to the village shop and post office. Shortly and at the end of Mill Lane turn left into the High Street and Haberdashers will be seen on the right hand side just after the shop. Oddity House is opposite.

### Description

Haberdashers is a detached house constructed of rendered elevations under a tiled roof. It has a symmetrical front facade with bay windows under a tiled roof. It has two principal reception rooms on the ground floor together with three bedrooms and a bathroom on the first floor and provides for comfortable living accommodation situated within the heart of the village. Subject to any necessary consents it is considered that it may be possible to subdivide the house to create two dwellings.

Attached to the house is a yard with extensive outbuildings. Planning permission has been granted for the demolition of the outbuildings and the construction of 5 dwellings comprising

1. One detached house extending to 1,313 sq ft
2. A Row of four terraced houses of 797 sq ft each





Oddity House is a detached single storey building situated opposite the site. It has a Cotswold stone front facade and brick side elevations under a pitched slate roof. It comprises one room 26'9" x 11'3" average and incorporates a cloakroom with low level w.c and wash hand basin. There is a side stable door and 2 velux roof lights. Planning permission was granted for the change of use to form a self contained dwelling in 2013.



**Local Authority**  
Cotswold District Council, Cirencester, Gloucestershire  
Tel: 01285 623000

**Council Tax & Business Rates**  
Haberdashers  
Council Tax Band E.  
Amount for payable for 2022/23 is £2,347.26.  
Oddity House  
Rateable Value as a Shop and premises £2,275.  
Council Tax Band Yet to be assessed.



### Planning

Haberdashers and Oddity House are both situated in the Blockley Conservation Area and Cotswold Hills Area of Outstanding Natural Beauty (AONB).

Planning permission was granted as follows:

#### Haberdashers

Demolition of existing buildings (disused) and erection of four terraced houses and one detached house with garages and parking (amended renewal of CD.2553/N) at land at Bell Lane, Blockley.

Application Reference: CD.2553/P Date of Decision: 22nd April 2002

Please note the planning department have acknowledged that the planning permission has been implemented.

#### Oddity House

Change of use from office to self contained dwelling at Oddity House.

Application Reference: 13/00615/FUL File Reference: CD.1513/D Date of Decision: 2nd April 2013.

The purchaser must rely on their own enquiries.



### Services

Haberdashers - mains electricity, water and drainage.  
Oddity House - mains electricity, water and drainage.

### EPC

Haberdashers rating G.  
Oddity House Exempt.

### Option to Purchase Lot 2

The purchaser of Lot 1 will have the option to buy Lot 2 on the night at the stated guide price.

### Date and Place of Sale

The auction will take place on Wednesday 27th April 2022 at 6 pm precisely at Tayler and Fletcher's salerooms in Bourton-on-the-Water GL54 2AR. Please see map below and do not rely on Sat Nav's.



### Conditions of Sale and Auction Pack

The conditions of Sale and Legal auction pack will be available from the Vendor's solicitors from the 1st April 2022. They will not be read out at the auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected them or not.

### Prospective Purchasers

Parties interested in purchasing Haberdashers and Oddity House are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates

### Anti-Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving licence or Passport.

### Reserve

Haberdashers and Oddity House will be offered for sale subject to an undisclosed reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the reserve price. The vendor's also reserve the right to sell or withdraw either lot prior to the auction.

### Auction Process and Completion

On the fall of the hammer the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft or by bank transfer the following morning and by prior agreement with the vendors solicitors (not cash) Completion will be on Friday 20th May 2022.

### Administration Fee

The successful purchaser will be liable for an administration charge of £750 plus vat (Total £900) per lot payable to Tayler and Fletcher.

### Solicitors

Converse Law Limited, Formal House, 60 St George's Place, Cheltenham GL50 3PN - Attn: Matthew Martin  
Telephone: 01242 323265 - Email: Matthew.martin@converselaw.com





Energy performance certificate (EPC)

Haberdashers High Street Blockley MORETON-IN-MARSH GL56 9ES	Energy rating <b>G</b>	Valid until: 3 March 2032 Certificate number: 0232-3127-4100-0127-4206
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Property type Detached house

Total floor area 107 square metres

Rules on letting this property

**! You may not be able to let this property**

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

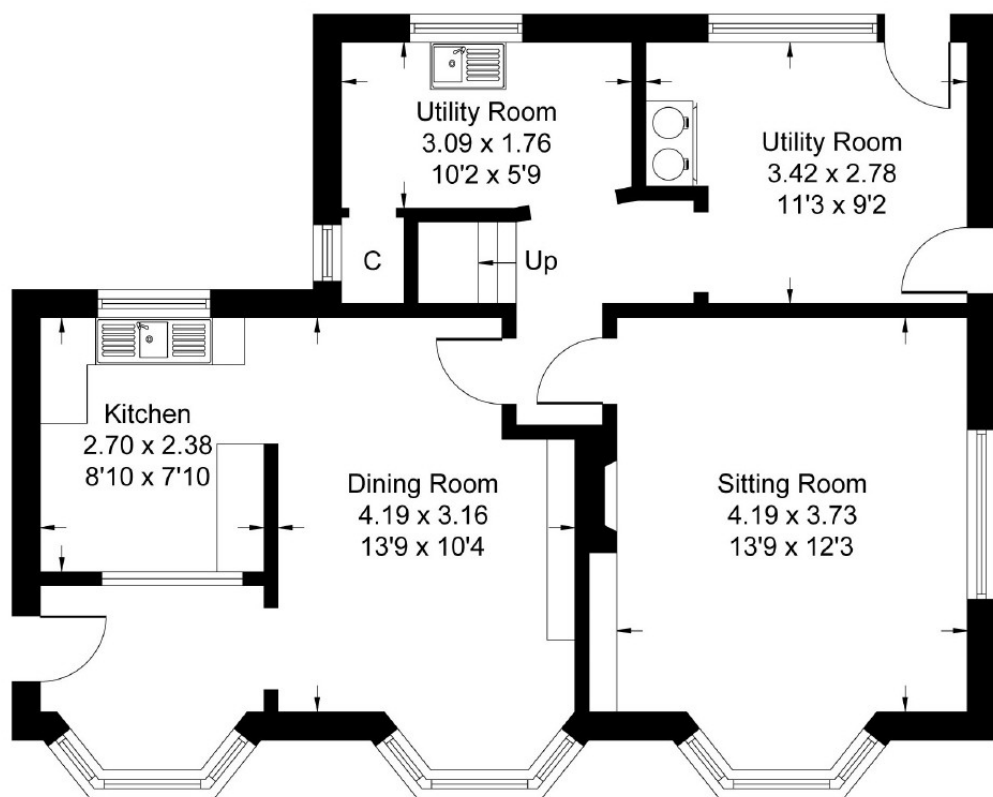
Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.



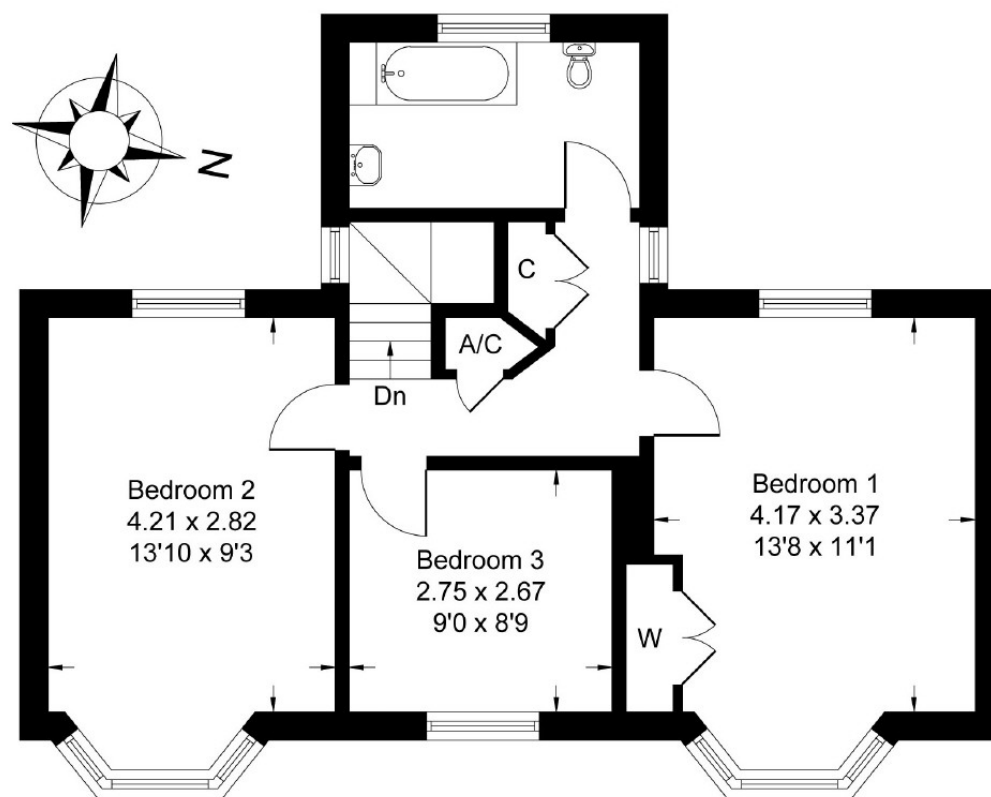
Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.



Approximate Gross Internal Area = 115.99 sq m / 1249 sq ft



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



