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- MODERN AUCTION PROPERTY
- T&C's and Buyers Fees Apply
- A Superb Development Opportunity
- Existing Part Refurbished Three Bedroom Detached Property

Old Fosse Way, Tredington, Shipston-on-Stour, CV36 4NN Auction Guide Price £475,000

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply - Smart Homes are delighted to offer this superb development opportunity positioned in an overall plot of circa 0.36 acres. The development comprises of an existing part refurbished three bedrooms detached property with a replacement roof covering and superb potential for extension to side and rear, and approved planning permission for the construction of a further four bedroom detached property of approx. 179 sq m (1926 sq ft) Council Tax Band - E. EPC Rating - D.

## Property Description

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### Existing Detached Property

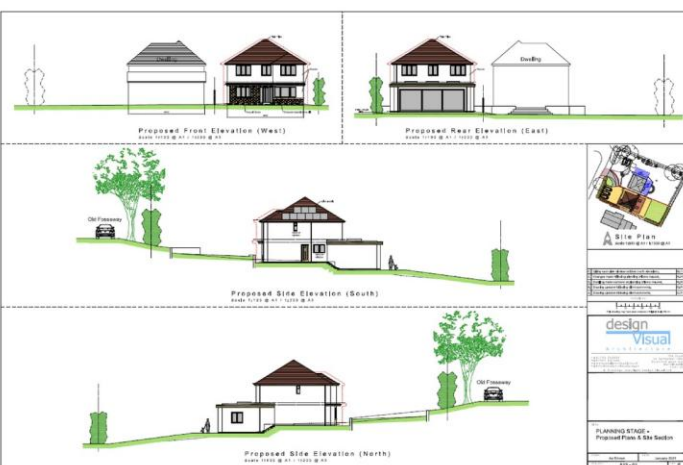
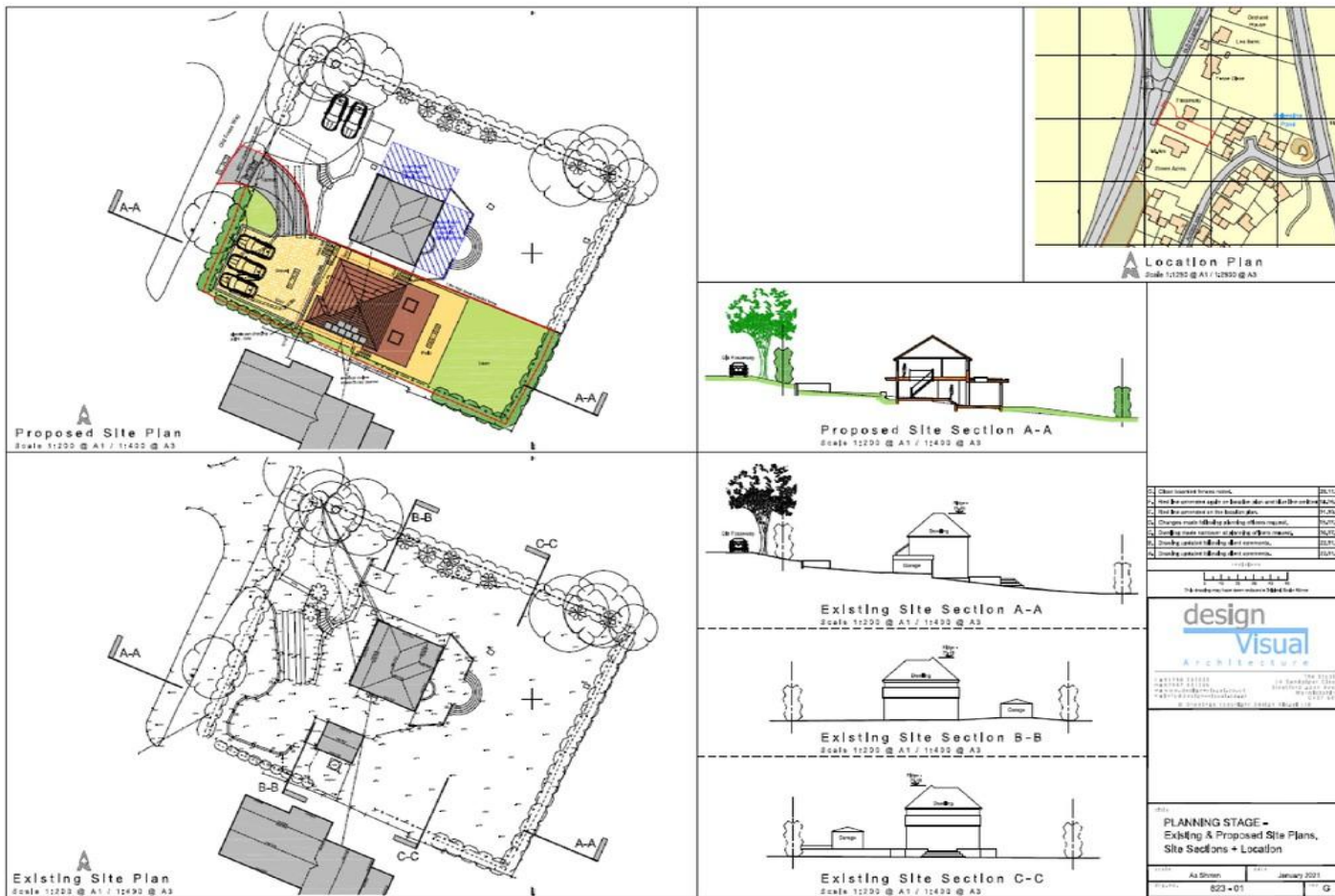
The property has been taken back to brick and benefits from a replacement roof covering, new plaster boarding to the majority of ceilings and completed first fix of phase three wiring

### Property Frontage

The property is set back from Old Fosse Way behind a service road leading to a gravel driveway. The property is currently accessed via a side door, however provisions are in place for the construction of an Oak framed porch that will open into

### Feature Open Plan Vaulted Hallway

With phase three wiring fuse board, stairs rising to first floor and access to





### **Dual Aspect Lounge**

18' 7" x 14' 0" (5.66m x 4.27m) With open fire, double glazed French doors leading to private rear gardens, double glazed window to side and access to

### **Dual Aspect Kitchen Provision**

18' 10" x 11' 8" (5.74m x 3.56m) With double glazed windows to front and side, first fix wiring and door to side



### **Dual Aspect Dining Room/Study**

11' 8" x 6' 11" (3.56m x 2.11m) With double glazed windows to side and rear elevations

### **Landing**

With studwork in place providing the following rooms:

### **Master Bedroom to Rear**

13' 8" x 9' 6" (4.17m x 2.9m) With two double glazed windows to rear elevation and access to

### **Master En-Suite Provision**

6' 7" x 4' 5" (2.01m x 1.35m)

### **Bedroom Two to Side**

13' 3" x 8' 5" (4.04m x 2.57m) With double glazed window to side elevation and access to



### **Bedroom Two En-Suite Provision**

8' 5" x 2' 11" (2.57m x 0.89m)

### **Bedroom Three to Front**

10' 6" x 8' 11" (3.2m x 2.72m) With double glazed window to front elevation

### **Family Bathroom Provision to Side**

10' 5" x 4' 6" (3.18m x 1.37m) With a double glazed window to side

### **Southerly Facing Rear Gardens**

Being well screened with a feature stone patio area

### **Connections**

We are advised by the current owner that the site is supplied with mains electric, mains drainage and water supply

### **Building Plot with Planning Permission**

The building plot benefits from approved planning permission which was granted by Stratford on Avon District Council on the 17th December 2021, reference 21/01708/REM. The approved housing design briefly comprises accommodation of:

Ground Floor: Reception Hallway, Cloakroom with W.C, Living Room, Home Office, Kitchen/Diner and Utility Room.

First Floor: Landing, Master Bedroom with En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, Two further Bedrooms and a Family Bathroom.

Outside: Driveway Providing Access to Off Road Parking and a Southerly Facing Rear Garden

### **Tenure**

We are advised by the vendor that the existing property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.80% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





316 Stratford Road, Shirley,  
Solihull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.