



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

PICKLEBATCH, GLAZELEY, BRIDGNORTH, SHROPSHIRE, WV16 6AA

An idyllic hidden rural retreat for the good life comprising of a stone and part-timbered detached cottage for refurbishment with large gardens in a secluded and tranquil woodland haven.

About 0.739 acre – 0.299 hectare



FOR SALE BY PUBLIC AUCTION

SUBJECT TO THE AUCTION & GENERAL CONDITIONS OF SALE

ON THURSDAY 26TH SEPTEMBER 2024 AT 6.00PM

AT THE DOWN INN, LUDLOW ROAD, BRIDGNORTH, SHROPSHIRE, WV16 6UA

GUIDE PRICE £250,000+

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



PICKLEBATCH, GLAZELEY, BRIDGNORTH, SHROPSHIRE, WV16 6AA

Approximate Distances (Miles)

Bridgnorth – 3.5, Cleobury Mortimer – 10.5, Kidderminster – 18, Tenbury Wells – 18.5, Ludlow – 18.5, Shrewsbury – 23, Birmingham – 29.

what3words: ///pave.caveman.homing

Directions

From Bridgnorth head south on the B4363 and after 3.2 miles the bridleway leading to the property will be found on the right-hand side as indicated by a Nick Champion arrow, immediately opposite the Glazeley War Memorial and access to the Church. **Follow the bridleway on foot** across a grass field and down through a woodland section for about 175 metres and after crossing a stream, the bridleway leads up to and on past Picklebatch.

Please note there is no allocated parking for the property and legal access is on foot, horseback or cycling via the bridleway (or footpath). The B4363 is a main road with narrow verges with limited ability in the vicinity to park. The bridleway continues to the west from Picklebatch onto Ratford Farm drive which connects to the Deuxhill to The Down council lane.

Situation and Description

Land Registry Title Number SL101092

Picklebatch is situated in a very rural, peaceful and secluded setting nestled on the edge of a block of woodland which has the Borle Brook running through and a weir nearby. The property is accessed only via a bridleway and by a footpath from the B4363. Bridgnorth is only 3.5 miles from the property and offers a wide range of shops and services. The property is in the school catchment areas for Stottesdon C of E Primary School and Bridgnorth Endowed School.

Picklebatch has been in the ownership of the same family for 27 years and comprises of a period stone and part-timbered detached cottage with a clay tiled roof. The property benefits from character features, a Clearview woodburning stove, mains water and electricity, and private drainage. The property requires refurbishment and upgrading to create a fabulous rural retreat and provides the opportunity to live a relatively self-sufficient good life enhanced by the generous cottage gardens – in all the property extends to about 0.739 acre (tbv).

Accommodation

An entrance porch opens into the sitting room with Clearview woodburning stove on a brick hearth. An inner hall leads to the shower room with a Triton T80i electric shower, pedestal basin and wc, and to the kitchen with a stainless-steel sink/drainage and space for appliances. The study/snug has an open fireplace (not in use) and the breakfast room has a brick fireplace (not in use), a door to outside and an understairs cupboard.

Stairs off the sitting room rise to the first-floor landing. A double bedroom has an airing cupboard with a tank and shelving. A second double bedroom has an open fireplace (not in use) and a door through to a large double bedroom which can also be accessed by a set of stairs off the breakfast room.

Steps from the breakfast room lead down to a cellar (limited head height). A lean-to wood store is accessed externally.

Outside

A gated pedestrian access off the bridleway opens into the gardens which extend to the south and east of the cottage and slope down to a stream forming the boundary to the east, with woodland to the south, farmland to the west and the bridleway and woodland to the north. The gardens are mostly laid to lawn with established perennial flowers, shrubs and many productive

young fruit trees. A patio al fresco entertaining area lies adjacent to the cottage. There is ample space within the gardens to create vegetable and soft fruit plots and keep poultry. There are three dilapidated timber garden sheds.

Services

Mains water and electricity are connected.
Private drainage – septic tank.

Fixtures and Fittings

Only those specifically mentioned in the particulars and Contract are included in the sale; all other items are excluded.

Easements, Wayleaves, Rights of Way and Boundaries

All prospective Purchasers are advised to clarify matters relating to easements, rights of way, wayleaves, boundaries etc. with their Solicitor or Surveyor.

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey and Land Registry Title data and is provided for illustrative purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors' Agents will be responsible for defining boundaries or the ownership thereof.

Local Authority

Shropshire Council - Tel: 0345 678 9000
Council Tax Band A

Energy Performance Certificate (EPC)

EPC Rating G – Full details available upon request or follow the link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2506-3039-4206-7784-2200>

Tenure, Exchange and Completion

Freehold, with vacant possession on completion, which is set for **Friday, 25th October 2024** (or earlier by agreement). The successful Purchaser (or their Agent) will be required to sign the contract of sale immediately after the Auction and pay a 10% deposit by debit card or by cheque or bankers draft payable to the Vendors' Solicitors.

Conditions of Sale

The property will unless previously withdrawn, be sold subject to the Common Auction Conditions (4th Edition, 2018) and the Special and General Conditions of Sale which have been settled by the Vendors' Solicitors. These Conditions are available on request by email from the Vendors' Solicitors and may also be inspected in the Saleroom prior to the time of the sale, but they will not then be read. The Purchaser will be deemed to bid on the terms contained in the Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

To comply with the Regulations, the Purchaser(s) will be required to provide proof of ID and address on the fall of the hammer and provide details of funding for the purchase. We recommend a current signed passport as proof of identity and a current UK driving licence (but only if not used for the name evidence) as proof of address and can provide a list of other acceptable documents on request.

Buyer's Administration Fee and Registration

All bidders must pre-register with the Auctioneer and collect a bidding number in the saleroom. The successful Purchaser will be

liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the sale price with a minimum charge of £3,000 inclusive of VAT to Nick Champion Ltd on the fall of the hammer.

Vendors' Solicitors

MFG Solicitors, 9 Corve Street, Ludlow, Shropshire, SY8 1DE

Tel: 01584 873156 Contact – Hayley Pearce

E-mail: hayley.pearce@mfgsolicitors.com

Auctioneer

Nick Champion – FNAEA, FNAVA

Nick Champion Ltd, 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA Tel: 01584 810555

E-mail: info@nickchampion.co.uk

Viewing

By prior appointment with the Auctioneers.

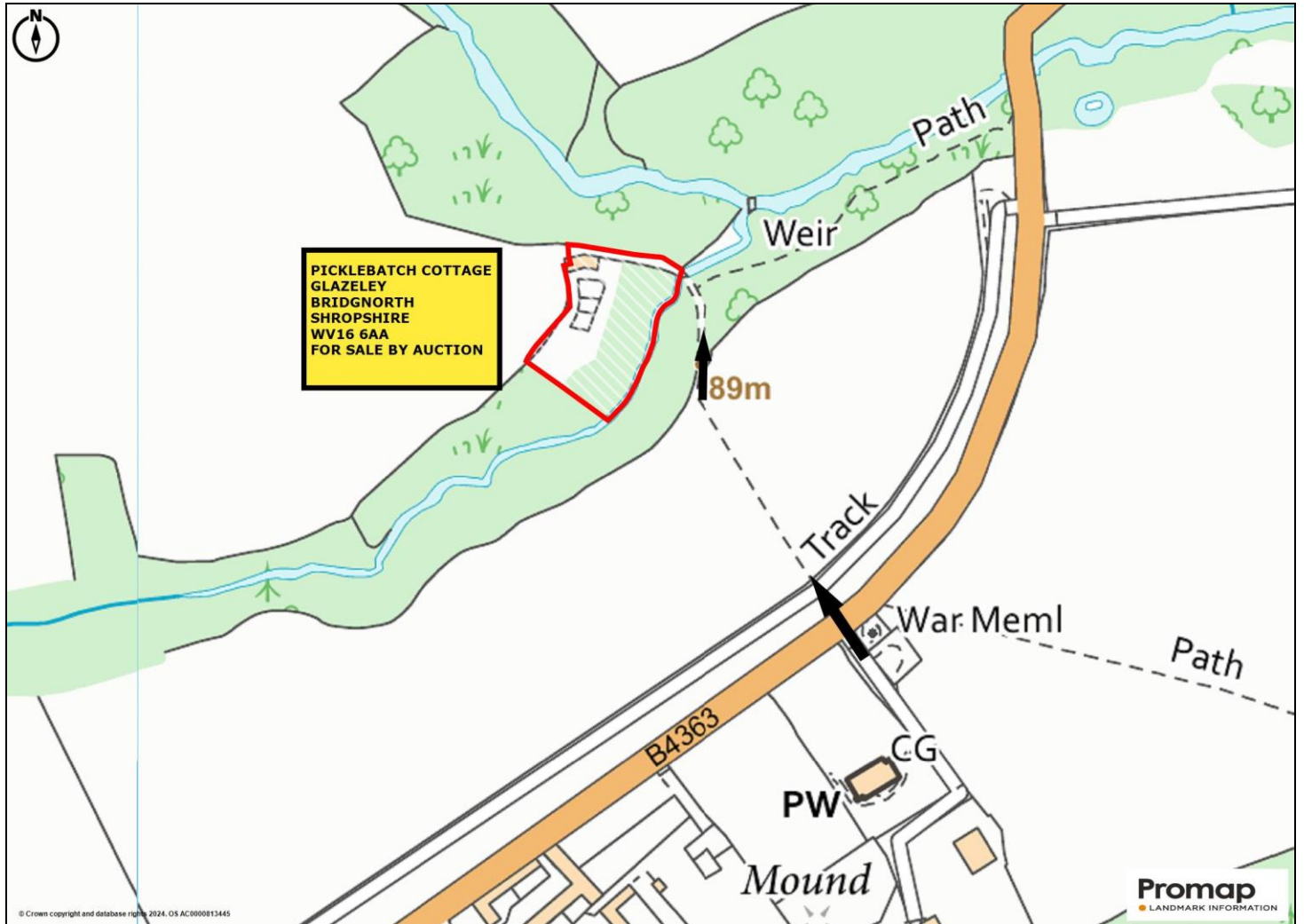
N.B. Block viewing days are to be arranged with permissive parking for viewing days only in the Church Car Park to the rear of the War Memorial. Contact the Auctioneers to book a slot.

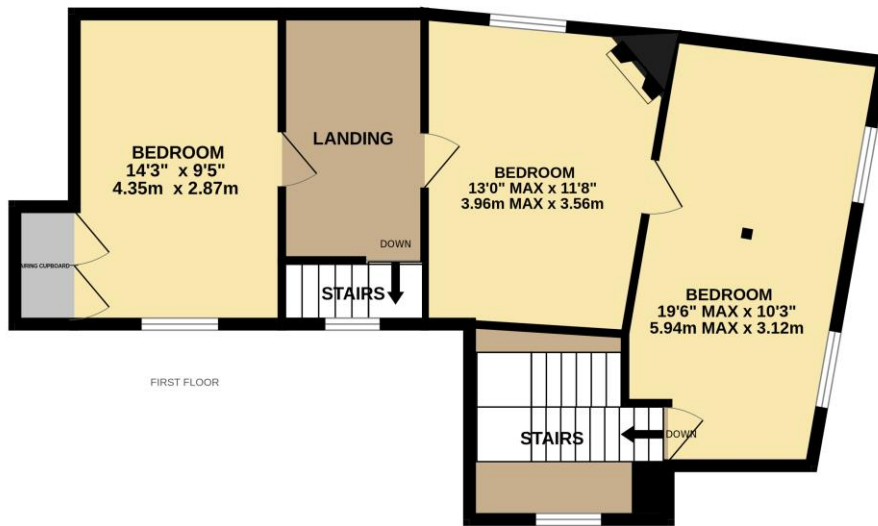
To view all our properties for sale and to let go to: -

www.nickchampion.co.uk

Photographs taken: March 2024, April 2024 and June 2024

Particulars prepared: August 2024 and updated: 02.09.24





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.