



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

GLENSIDE

ORETON, KIDDERMINSTER, DY14 8RT

AUCTION GUIDE PRICE

£125,000 - £150,000



FOR SALE BY PUBLIC AUCTION

SUBJECT TO CONDITIONS OF SALE OR UNLESS SOLD PRIVATELY

ON FRIDAY, 28TH AUGUST 2020 AT 6.00PM AT FARLOW AND ORETON VILLAGE HALL, DY14 0TS

A COUNTRY BUNGALOW (EPC RATING F) FOR IMPROVEMENT NESTLED IN ABOUT 1 ACRE (TBV) OF GARDENS AND WOODLAND.

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- SUNROOM AND STORE
- TWO BEDROOMS
- BATHROOM
- SUPERB VIEWS
- GARDENS AND WOODLAND
- AMPLE PARKING
- REDEVELOPMENT POTENTIAL

NICK CHAMPION LTD

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

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

www.nickchampion.co.uk



GLENSIDE, ORETON, KIDDERMINSTER, DY14 8RT

APPROXIMATE DISTANCES

Cleobury Mortimer – 5 miles, Bewdley – 10.5 miles, Tenbury Wells – 10.5 miles, Ludlow – 11.5 miles, Kidderminster – 13.5 miles, Worcester – 25 miles, M5 Junction 6 – 25.5 miles, Birmingham – 32 miles.

DIRECTIONS

From the High Street in Cleobury Mortimer head west on the A4117 before turning right at the traffic lights onto Catherton Road. Proceed for 3.5 miles and at the crossroads turn right onto New Road signed Oretton. After 0.4 mile keep left and after 0.7 mile at the T junction just past The New Inn turn left signed Farlow, Bagginswood, Stottesdon and Kinlet. Proceed for 0.2 mile and the stoned track to Glenside will be found on the left hand side as indicated by a Nick Champion 'Auction' board.

SITUATION & DESCRIPTION

Glenside is situated amidst the rolling Shropshire countryside in an elevated woodland setting and enjoys superb views to the south east. The property is just a 15 minutes' drive from Cleobury Mortimer which provides a range of shops and services. The property is in the catchment for Farlow C of E Primary School and Lacon Childe School.

Glenside is approached off the Oretton Bank council lane over a stoned right of way leading up into the property to the parking and turning area. Glenside comprises of a cream painted corrugated iron sheeted bungalow with blue painted woodwork constructed in the early 1900's and attached to the remains of a former stone quarry worker's cottage. The bungalow sits centrally within the plot and nestles amongst surrounding woodland providing shelter and privacy.

The bungalow although quite habitable offers a superb opportunity for redevelopment subject to planning consent to provide for a new bespoke, individual and eco-friendly home within a most appealing woodland setting.

ACCOMMODATION

A part glazed door from the entrance porch opens into the living room. A hall connects the living room to the kitchen/breakfast room with Rayburn (not in use), fitted base and wall units incorporating a stainless steel sink/drainage, space for a fridge/freezer and freestanding cooker, and a part glazed door to outside. There are two bedrooms and a bathroom with a bath, pedestal basin, wc, plumbing for a washing machine and an airing cupboard with a tank and shelving. The sun room is accessed externally and leads on through to a store room.

OUTSIDE

The stoned track leads up through an entrance gateway to a carport and adjacent raised concrete pad formerly the site of a park home and now providing ample parking and turning space. The gardens extend around the bungalow and include a timber shed and a log store. To the west is an extensive area of mixed woodland. In all the property extends to about 1 acre (tbv).

SERVICES

Mains water and electricity are connected.
Private drainage.
Electric night storage heating.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – Full details available upon request.

TENURE

Freehold

LOCAL AUTHORITY

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

FIXTURES & FITTINGS

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

EASEMENTS, WAYLEAVES, RIGHTS OF WAY & BOUNDARIES

All prospective purchasers are advised to clarify matters relating to easements, wayleaves, rights of way and boundaries etc. with their Solicitor and/or Surveyor. A Public Footpath follows the northern boundary of the property.

EXCHANGE OF CONTRACTS & COMPLETION

Vacant possession will be given on completion, which is set for Friday, 25th September 2020, or earlier by agreement. The successful purchaser(s) (or their Agent) will be required to sign the contract of sale immediately after the Auction and pay a 10% deposit by cheque to the Vendor's Solicitor.

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 Vendor's Solicitors. These Conditions are available for inspection at the Office of the Auctioneer and the Vendor's Solicitors during the five working days immediately preceding the day of the sale. These Conditions may also be inspected in the saleroom at the time of the sale, but they will not be read. The Purchaser will be deemed to bid on the terms contained in the Common Auction Conditions (4th Edition, 2018) and the Special and General 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 successful purchaser(s) will be required to provide proof of identity and proof of address on the fall of the hammer, and provide details of funding of the purchase. We recommend a current signed passport as proof of identity and a UK or EEA photocard driving licence as proof of address, and can provide a list of other acceptable documents upon request.

BUYER'S ADMINISTRATION FEE, COVID-19 & REGISTRATION

All bidders must pre-register with the Auctioneer and collect a bidding number. Bidders attend the Auction at their own risk and must comply with Covid-19 Regulations and supply and wear their own PPE. The successful Purchaser(s) will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the hammer price with a minimum charge of £1,200 inclusive of VAT to Nick Champion on the fall of the hammer.

VENDOR'S SOLICITORS

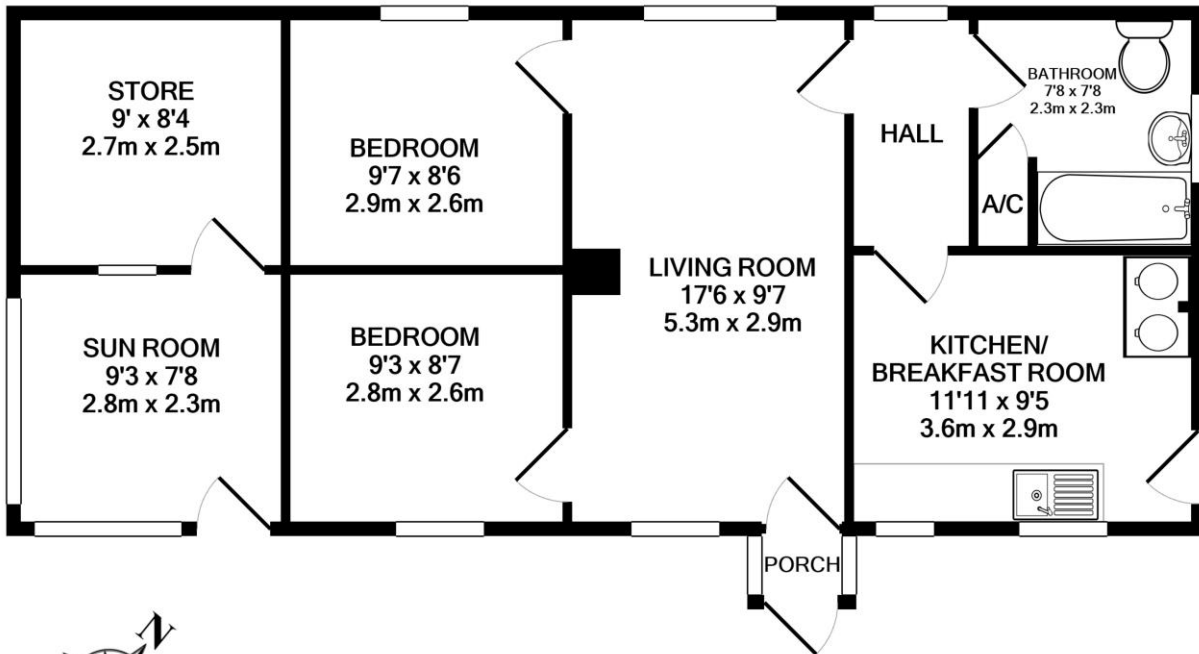
MFG Solicitors LLP, 9 Corve Street, Ludlow, SY8 1DE
Attention: Mr. Richard Connolly Tel: 01584 873156
E-mail: richard.connolly@mfgsolicitors.com

VIEWING

By prior appointment with the Auctioneer: –
Nick Champion
Tel: 01584 810555 E-mail: info@nickchampion.co.uk
View all of our properties for sale and to let at:
www.nickchampion.co.uk

Photographs taken: 22nd June 2020. Particulars prepared: July 2020.





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 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
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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.