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Auctions

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**LOT 27 - Land Adjoining, 27 Wickwar Road, Wotton Under Edge, GL12 8RF**  
**For auction Guide Price £40,000 +**

A plot of land measuring approximately 0.09 acres (400 sq m), situated in a village location in Kingswood, Wotton-Under-Edge. The site offers potential for a variety of different uses, subject to obtaining the necessary consents.





# LOT 27 - Land Adjoining, 27 Wickwar Road, Wotton Under Edge,

## FOR SALE BY AUCTION

This property is due to be auctioned on the 27th November 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

Open for inspection at all times

## SUMMARY

LAND WITH SCOPE FOR A VARIETY OF USES, SUBJECT TO CONSENTS

## DESCRIPTION

Plot of land situated in the heart of the popular village of Kingswood within close proximity of the local primary and secondary schools, village shop and public house. Measuring approximately 0.09 acres (400 sq m), the level site benefits from road frontage onto Wickwar Road.

## LOCATION

The semi-rural village of Kingswood is located approximately 1.2 miles South West of the market town Wotton under Edge, 2.6 miles from the village of Wickwar and 6.5 miles from the bustling market town of Chipping Sodbury. Access to both M4 and M5 are convenient for commuting. This quaint village is close to countryside and The Cotswolds but convenient for Bristol via M5 junction 14.

## PLANNING HISTORY

There have been 3 previous planning permissions granted for a two storey dwelling house on this land (ref. S.07/0223/FUL, S.08/0230/FUL and S.11/0065/VAR). The 2011 application extended the time limit of the 2008 planning permission but the permission has now lapsed. A more recent application was submitted but for a larger property (4 bedroom detached) and this was refused.

## LOCAL AUTHORITY

Stroud District Council.

## SOLICITOR

Ms C Wilkins  
Irwin Mitchell LLP  
2 Wellington Place  
Leeds LS1 4BZ  
Tel: 0113 2206217  
Email: courtney.wilkins@irwinmitchell.com

## COMPLETION

6 weeks or earlier by arrangement.

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY BIDDING

If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and 2 cheques (one for the 10% deposit and one for the buyer's premium of £1,200 inc VAT) is required by the auction department no later than 4pm on the day of the auction.

## ATTENDING THE AUCTION

If you are intending to bid and are successful, the following will be required:

- \* Proof of identity (valid passport or photo driving licence).
- \* Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- \* 10% deposit payment.
- \* Buyer's premium payment.
- \* Details of your solicitor.

## DEPOSIT & BUYER'S PREMIUM PAYMENTS

Forms of acceptable payment:

- \* Cheque
- \* Bankers Draft
- \* Debit Card Payment



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

