



14 Lower Church Street, Chepstow, Monmouthshire, NP16 5HJ

Auction Guide Price +++ £155,000

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold GEORGIAN END OF TERRACE HOUSE (1378 Sq Ft) in need of BASIC UPDATING located just moments from the Town Centre.



14 Lower Church Street, Chepstow, Monmouthshire, NP16 5HJ

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 14 Lower Church Street, Chepstow, NP16 5HX

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A charming Freehold end of terrace Georgian property located adjacent to the new Severn Quays Development and just moments from Chepstow Castle and river walks along the Wye. The accommodation (1378 Sq Ft) is arranged over 3 floors with flexible ground floor space set within a large single storey extension and scope for 3 bedrooms on the upper floors.
Sold with vacant possession.

Tenure - Freehold
Parking - Residents Scheme
Council Tax - C
EPC - TBC
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

HOUSE | UPDATING

This charming end of terrace Georgian House (which was previously a veterinary surgery) benefits from planning (Change of use DM/2021/01745) to create a 3 bed home or investment just moments from the town centre.

REAR GARDEN (NOT INCLUDED)

Please note a previous claim for adverse possession on the rear garden has been rejected.
For clarity the rear garden is not included in the sale of this lot.
Full details on the online legal pack.
Interested parties to make their own conclusions.

PLANNING - CHANGE OF USE

Reference DM/2021/01745
Alternative Reference PP-10317355
Application Received Sat 23 Oct 2021
Application Validated Tue 15 Mar 2022
Address Veterinary Surgery 14 Lower Church Street Chepstow Monmouthshire NP16 5HJ
Proposal Change of use of ground floor from Veterinary Surgery to residential Class C3. No works to the fabric of the listed building.
Status Decided
Decision Approve
Decision Issued Date Wed 08 Mar 2023
Appeal Status Unknown
Appeal Decision Not Available

LOCATION

The property is situated in the medieval market town of Chepstow just moments from Chepstow Castle, the oldest surviving post-roman stone fortification in Britain. Chepstow itself is described as the gateway to the Wye Valley, which is a designated area of outstanding natural beauty. The town itself has many cafes, bars, bistros and restaurants plus many independently owned stores. There are good junior and comprehensive schools in the area and Chepstow has excellent commuter links via bus and rail with the A48, M4, M48 and M5 networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

SOLICITORS

Katherine Vargas
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EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.
We will send you an email and text to confirm the appointment time and the full property address.
Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.
Press the GREEN button to “Download Legal Packs” For the first visit you will be required to register simply with your email and a password.
Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.
You will be automatically updated by email if any new information is added.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.
*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.
Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM
The form can be found on the Hollis Morgan website on the individual auction property listing.
Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.
In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,800 Inclusive of VAT) to Hollis Morgan.
Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.
The “Register to Bid” button can be found on the auction home page or on the individual lot listings.
Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form
Stage 2 – Upload your certified ID
Stage 3 – Invitation to bid
Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.
If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.



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