



Orchard Hill, Cuttsheath Road, Milbury Heath, Near Thornbury, South Gloucestershire, GL12 8QL

Auction Guide Price +++ £675,000

Hollis Morgan – JULYLIVE ONLINE AUCTION – A Freehold DETACHED FAMILY HOME (2859 Sq Ft) with scope for BASIC UPDATING occupying an ELEVATED and MATURE 1.36 Acre Plot | Reduced - was £925k

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FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Orchard Hill, Cuttsheath Road, Milbury Heath, South Gloucestershire GL12 8QL

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30
Registration Deadline is on Monday 21st July 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

Orchard Hill is a substantial detached family home occupying an elevated position with stunning views over the Severn Vale to the West and the Malvern Hills to the North. The flexible accommodation (2859 Sq Ft) with 6 bedrooms and 4 bathrooms (2 en suite) is arranged over two floors including a self contained studio annexe and integral double garage with utility room. The property occupies a mature 1.36 Acre plot with vehicular access from Cuttsheath Road (includes ownership of the driveway to the adjoining property) the grounds include a large greenhouse, various sheds and a detached log cabin previously used as an office / annexe. Sold with vacant possession.

Tenure - Freehold
Council Tax - Band F
EPC - E

THE OPPORTUNITY

DETACHED FAMILY HOME | UPDATING

The property has been a much loved family home for many years and would now benefit from a scheme of overall updating and reconfiguration of the current layout and allocation of rooms to make best use of the outlook over the exceptional gardens but offers scope to create a truly stunning residence and 'forever home' on this mature elevated plot.

POTENTIAL PLOT | SPLIT SITE

Interested parties will note ownership of the lane and secondary vehicular access to the site.
There is scope to split the site and develop the lower section into potentially an independant plot and dwelling.
Subject to gaining the necessary consents
Interested parties to investigate the planning history of neighbouring properties.

GARAGE | WORKSHOP

The area adjacent to the detached log cabin has a large hard standing for up to 12 vehicles with permitted development for a substantial 15m x 8m garage / workshop.
This plot has been levelled but works not commenced as it has scope for stables (equestrian facility overlooking paddocks) or a large annexe or future dwelling (subject to necessary planning consents)
P23/00630/CLP | The erection of an outbuilding to form garden

store and workshop.
We understand there is a new Tricel Treatment Plant installed adjacent to the site in 2024.

REDUCED PRICE FOR AUCTION

The property was previously listed with residential agents with an asking price of £925,000 and now has a reduced guide price for sale by auction.

LOCATION

Milbury Heath is a small village approximately 2 miles from the market town of Thornbury where there is a Garden Centre and a variety of shops, cafes, pubs and restaurants. Facilities include the Leisure Centre, Golf Course and Library. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (which is situated on the edge of open countryside close to Thornbury Castle and we are informed there is a free school bus picks from opposite the house as the property is in the Catchment area of the sought KLB (Katharine Lady Berkeley's School). Junction 14 of the M5 is just under 3 miles distance and Bristol City Centre approximately 15 miles.

SOLICITORS & COMPLETION

Kath Harnett
Star Legal
01179 059262
Kath.Harnett@star-legal.co.uk
www.star-legal.co.uk/

EXTENDED COMPLETION

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

IMPORTANT AUCTION INFORMATION MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

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

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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.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2025 CHARITY OF THE YEAR

Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit

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www.chillicharity.org.uk/ for more details or the Hollis Morgan Charity Page of our website.

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. 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. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Ground Floor



Floor 1



Approximate total area¹⁰

265.61 m²
2859.01 ft²

Reduced headroom

1.91 m²
20.57 ft²

(1) Excluding balconies and terraces

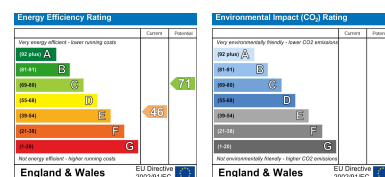
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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