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Watling Street, Rugby CV23 0AQ

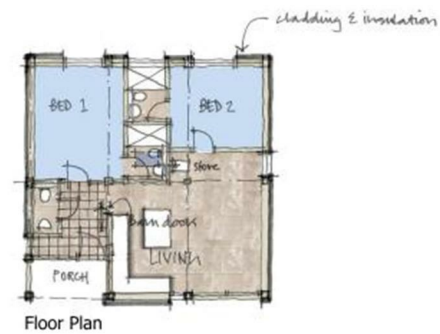
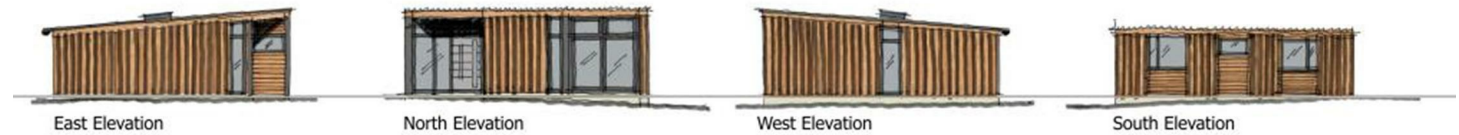
Guide Price £600,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

\*\*\* DEVELOPMENT OPPORTUNITY \*\*\* \*\*\* FOR SALE BY ONLINE AUCTION \*\*\* \*\*\* PRE AUCTION OFFERS CONSIDERED \*\*\*

A three bedroom semi-detached home located on a generous 4.95 acre plot. With sheeted barns, and brick-built barns and lapsed planning for 2x semi-detached barn conversions, a detached barn conversion, and garage/parking.



Revision	Drawn
Proposed Conversions at: Clifton Cottage, Clifton Upon Dunsmore	RP / LH
Date: 15/07/2019	Scale: 1:100
Client: Parag Morjaria	For Planning
Project No: 50-19	
Block Barn Scheme	50-19-08

h architects  
The Old Telephone Exchange, Albert Street, Rugby, Warwick, CV22 1 [info@h-architects.co.uk | www.h-architects.co.uk | 01788 5761

### Property Info

\*\*\* DEVELOPMENT OPPORTUNITY \*\*\* \*\*\* FOR SALE BY ONLINE AUCTION \*\*\* \*\*\* PRE AUCTION OFFERS CONSIDERED \*\*\*

Nestled in the picturesque Clifton Upon Dunsmore, this charming semi-detached house on Watling Street offers a delightful countryside retreat. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a peaceful abode.

With parking available for up to three vehicles, convenience is at the forefront of this property.

One of the standout features of this residence is the lapsed planning permission for two semi-detached barn conversions and one detached barn conversion. This presents a fantastic opportunity for those looking to expand or create additional living spaces on the premises. Sitting on a total plot of 4.95-acres.

Equipped with solar panels, this eco-friendly home not only offers sustainability but also helps in reducing energy costs. The stunning views over the open countryside add a touch of tranquillity to the property, making it a serene haven for nature lovers.

For those with a passion for equestrian activities, the vast land offers huge potential for creating stables or riding facilities, allowing you to indulge in your love for horses right at your doorstep.

In conclusion, this property on Watling Street is a rare find, combining the allure of rural living with the convenience of modern amenities. With its idyllic location, potential for development, and breathtaking views, this home is a gem waiting to be discovered by its next fortunate owner.

Council tax band A. EPC rating TBC.

### Auction Terms & Conditions

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

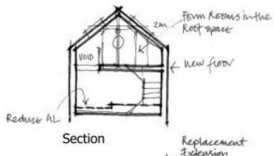
\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price

### Location (What3Words)

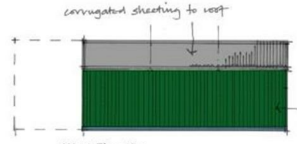
Entrance from A5: ///emulating.cult.walked  
Semi-Detached Home Parking:  
///supported.vaulting.gobblers



North Elevation



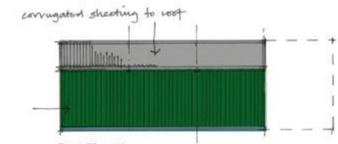
Section



West Elevation



North Elevation



East Elevation



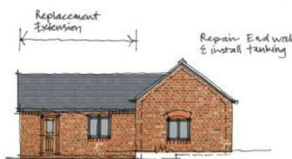
South Elevation



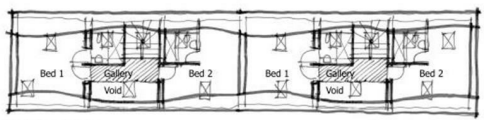
West Elevation



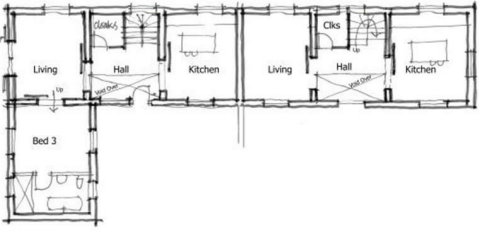
South Elevation



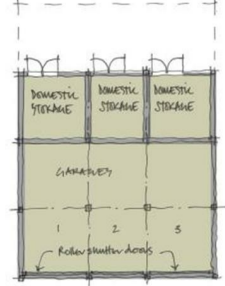
West Elevation



First Floor Plan



Floor Plan



Floor Plan

Number	RP / LH
Project	Proposed Conversions at: Clifton Cottage, Clifton Upon Dunsmore
Date	23/07/2019 1:100
Client	Parag Property
Drawn	50:19
Checked	50:19-14
Sheeted Barn Scheme	



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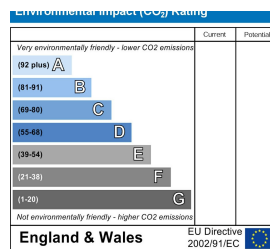
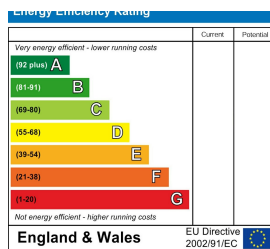
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Registered company name: **Picker Elliott LTD**  
 Company registration number: **09153786**  
 VAT Number: **199 0836 58**

