

Myddelton & Major

FOR SALE BY PUBLIC AUCTION

(unless previously sold).

Amport Beeches

Buckholt Road, Broughton

Hampshire, SO20 8DA



On Thursday 24th October 2024 at 5:30pm

In Stockbridge Town Hall

Stockbridge, SO20 6HE



The Old Police House, High Street, Stockbridge, Hampshire SO20 6HE

Residential Sales & Lettings **01264 810400**

www.myddeltonmajor.co.uk

Myddelton & Major (Andover) LLP Registration No. 0395094 Registered Address 49 High Street, Salisbury, SPI 2PD

Chartered Surveyors Regulated by RICS



A drone photograph showing Amport Beeches and surrounding countryside

A chalet style detached property requiring renovation on the edge of the village of Broughton and within easy distance to Stockbridge.
Standing in gardens of approx. 0.5 acres.

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Auctioneers

Myddelton & Major

The Old Police House

High Street, Stockbridge

Hampshire, SO20 6HE

Vendors Solicitors

RWK Goodman

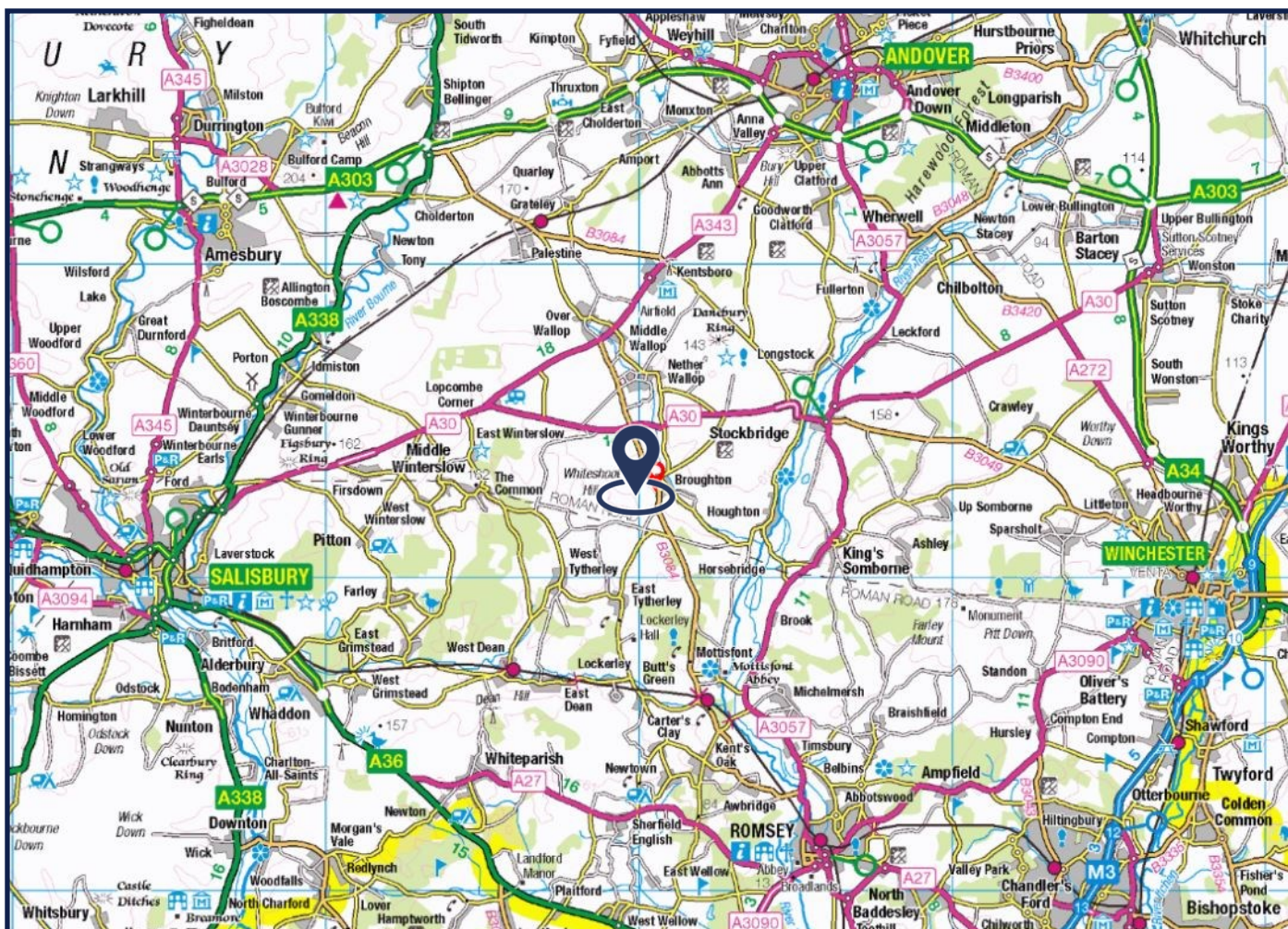
Midland Bridge House

Midland Bridge Road

Bath, BA2 3FP

Location

Amport Beeches is situated opposite the playing fields on Buckholt Road which is a no-through road and is on the edge of the popular and thriving village of Broughton. The village offers a community run Village Shop/Cafe, Village Hall, Public House, Primary School, Doctors Surgery and wonderful countryside walks. The property is within easy reach of the mainline railway stations at Grateley and Winchester, with direct trains to London Waterloo (1 hour 20 minutes and 1 hour 2 minutes respectively). Easy access to the A303 which links to the West country and the M3 to London. Stockbridge is within a 10 minutes drive from the property offering various independent shops, a range of cafes and restaurants and other amenities. A more comprehensive range of facilities is to be found in the nearby market towns of Andover and Romsey and the Cathedral cities of Salisbury and Winchester. The area is renowned for a number of highly regarded independent schools in Winchester, Salisbury and Andover as well as good primary and secondary state schools.



Stockbridge 5.1 miles • Andover 10.4 miles • Salisbury 12.6 • Winchester 14.2 miles

Directions

From the A30 (Salisbury to Stockbridge) turn off on the B3084 towards Romsey. Buckholt Road is a right turning after 1.5 miles. Amport Beeches is to be found on the left, opposite the village sports field.

Description & Accommodation

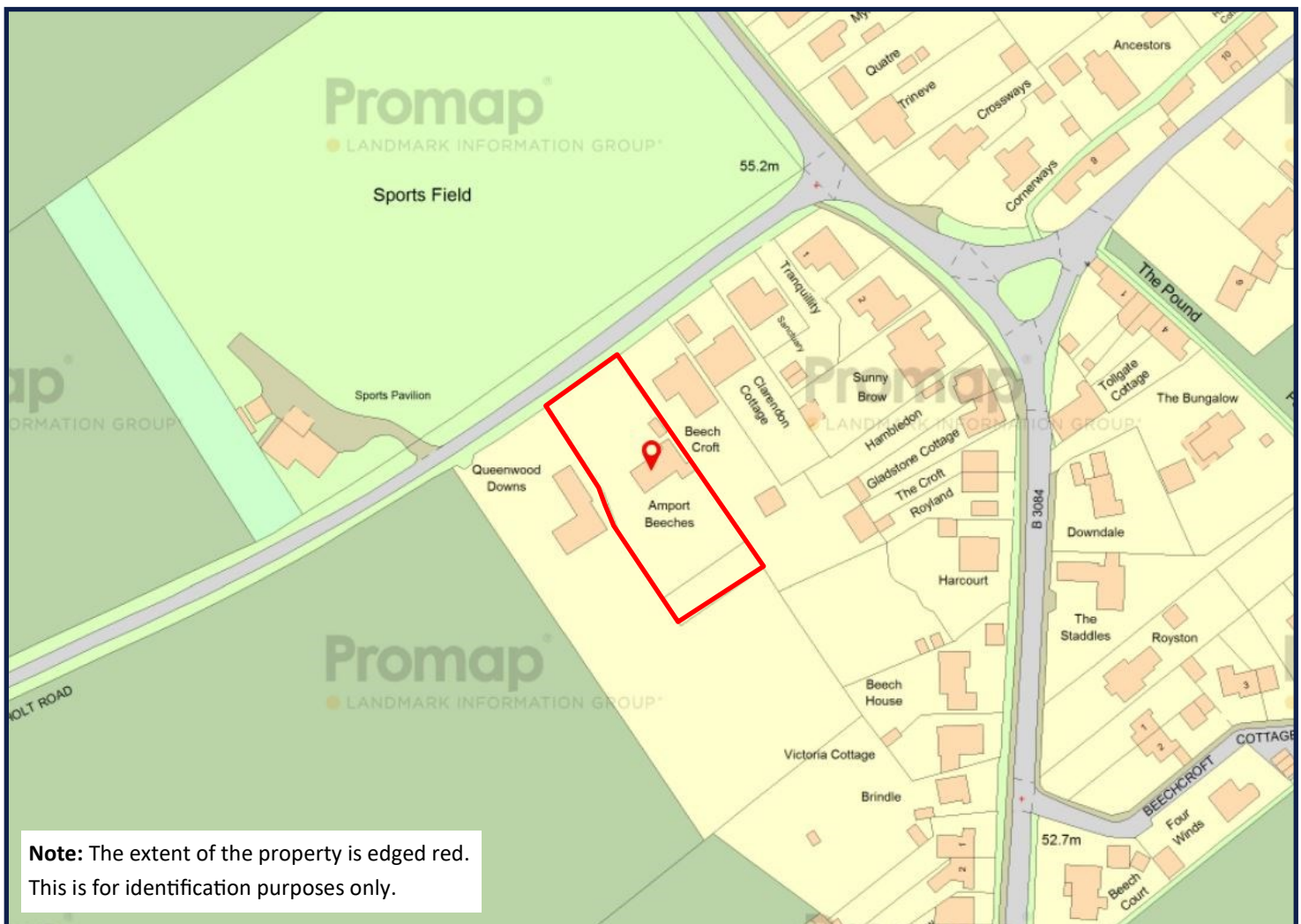
Amport Beeches is a chalet style property set in gardens and grounds of approximately 0.5 acres. The property is constructed of brick elevations under a mainly slate roof with part under a flat roof. The roof was replaced in 2022 and at the same time the two chimney stacks were rebuilt. The property benefits from oil fired central heating and double glazed windows. The property is in need of renovation, however the accommodation currently has a kitchen, utility, dining room, sitting room, conservatory, store, two bedrooms and bathroom on the ground floor and one good sized bedroom, a small single bedroom and two small 'loft' style spaces on the first floor.

Amport Beeches does offer potential for redevelopment or renovation and extension subject to obtaining the necessary planning consents.

Outside

The property is accessed off the B3084 via a drive off Buckholt Road. There is a garage and a summerhouse (in poor condition).

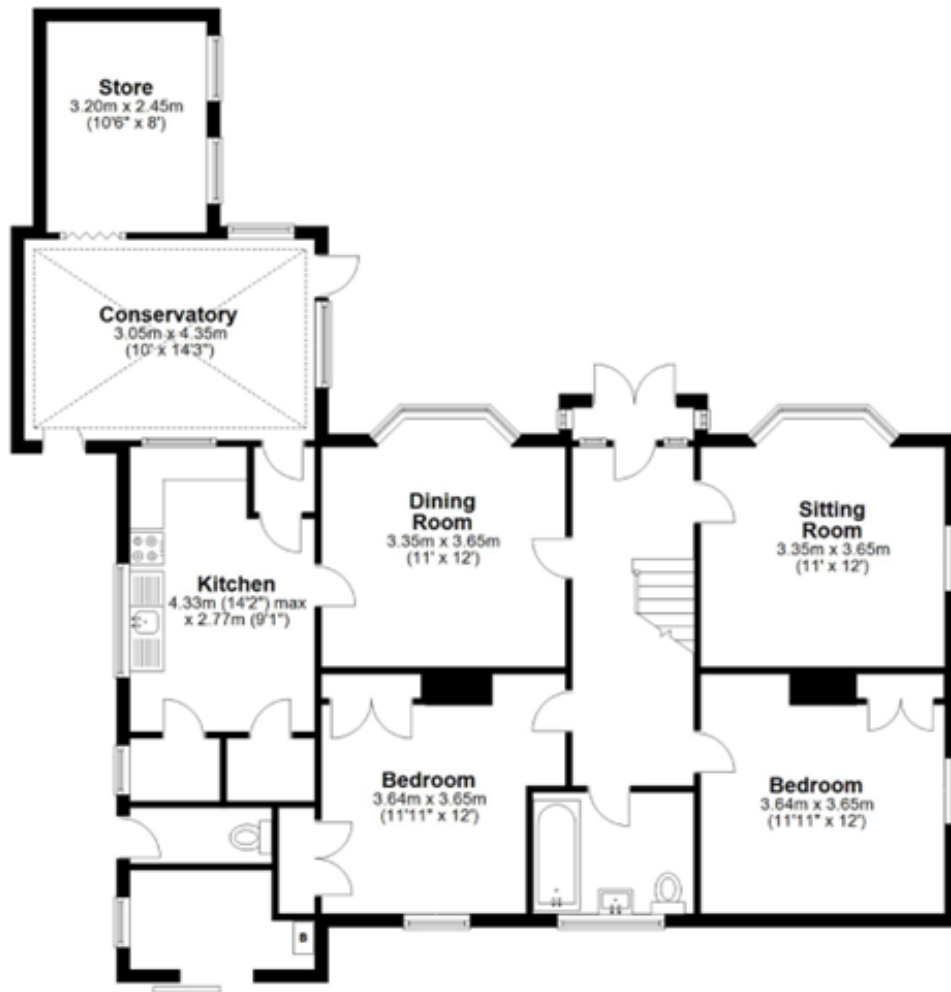
The garden is overgrown and there area number of mature trees which will need attention, however the property and gardens have a great deal of potential. The agents have not been made aware of any TPOs within the boundary of the property.



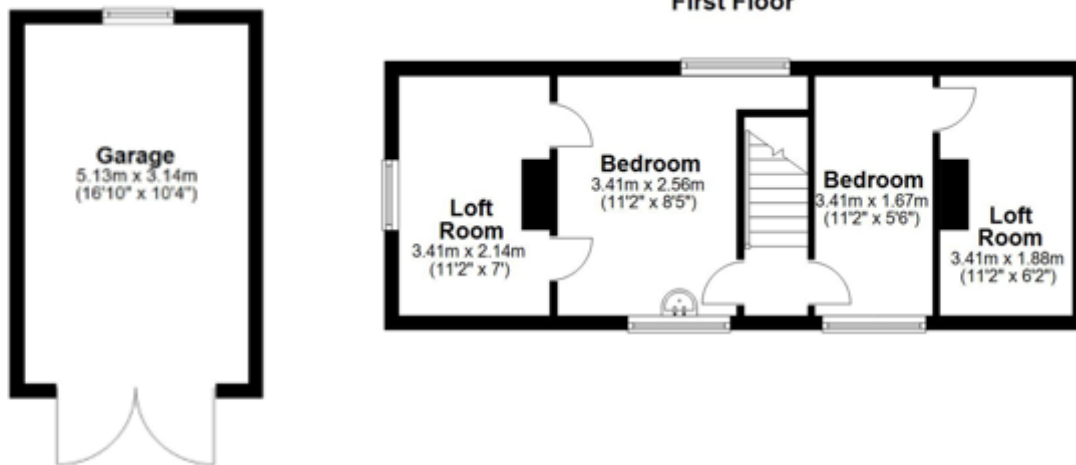
Amport Beeches Floorplan



Ground Floor



First Floor



Total area: approx. 154.2 sq. metres (1659.3 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
COPYRIGHT CLEARPLANZ

AMPORT BEECHES

Services

It is understood that mains electricity, water and drainage are connected. Oil fired central heating.
No services or appliances have been tested and no guarantees can be given by Myddelton and Major.

Planning

Amport Beeches is situated outside the Conservation Area and inside the Settlement Boundary for Broughton. A Planning Brief has been prepared by Richard Greenwood, at Benchmark Development Planning Ltd and is part of the information pack.

Local Authority

Test Valley Borough Council
Beech Hurst, Weyhill Road, Andover, Tel: 01264 368000.

Legal

A legal pack providing searches and answers to any enquiries will be provided by the Auctioneers upon request. Please note the Title is unregistered. The sellers solicitors are RWK Goodman LLP, Midland Bridge House, Midland Bridge Road, Bath ,BA2 3FP (Ref: C P Weeks 412435.01).

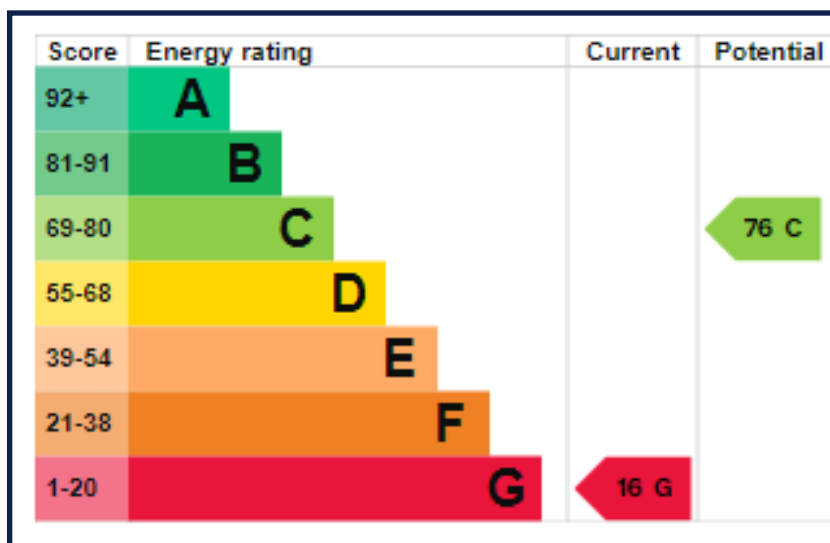
The Auction will be conducted in accordance with the RICS Common Auction Conditions for Real Estate Auctions and will adhere to the Auctions (Bidding Agreement) Acts 1927 and 1969.

Viewing

All viewing must be strictly through the Auctioneers - Myddelton and Major Tel: 01264 810400.

Energy Performance Certificate

The current EPC rating is G and expires on 10/09/2034. Certificate number: 0370-2000-8480-2874-5125





SPECIAL CONDITIONS OF SALE

The Property is sold as seen and a property information form has been provided for information purposes only by the Sellers who are trustees of the property. The sellers' have no personal knowledge of the property and the buyer should rely on their inspections and survey. Some items may be removed prior to completion but if not the property is sold with any items remaining.

A Full Copy of the Auction Contract is contained in the Auction Legal Pack and any discrepancies between the above and the Auction Contract then the provisions of the Auction Contract shall prevail.

The Property's fittings and contents form (Included in the Legal Pack) has been provided for information purposes only by the Trustees of the property. The sellers' have no personal knowledge of the property and the buyer should rely on their inspections and survey. Some items may be removed prior to completion but if not the property is sold with any items remaining.

Tenure

Freehold.

Sellers

Peter Mitchell and Greta Edith Webster as Trustees of the Alice Palmer Will Trust.

Title

The Title to the property is unregistered and title shall commence with a conveyance on sale dated 17 November 1984 and made between Mrs A Hinwood (1) and Mrs A Palmer (2) and an Epitome of the Title prior to the date of the auction having been made available for inspection during normal office hours at the offices of the Auctioneer and the Seller's Solicitors for a period of at least 7 days prior to the date of the auction and at least 2 hours prior to the start of the auction the Buyer (whether or not he has inspected such Epitome) shall be deemed to purchase with full knowledge of the title in all respects and shall not raise any requisitions or make any objection in relation to the title or delay completion.

Specified Incumbrances

Those matters which are disclosed in the Sellers Title.

Deposit

A sum equal to 10% of the Price to be held as agents for the Seller.

Additional Provisions

Sellers Costs

In addition to the Price the Buyer pay £450.00 towards the costs of the Searches incurred by the Seller and a sum of £1,250.00 as a contribution towards the legal fees incurred by the Seller.

Completion Date

28 days from the date of the Auction.

Assurance to the Buyer

The property will be transferred to the Buyer on completion in accordance with the draft Transfer included in the Auction legal Pack.

Registration form for proxy and telephone bidders

This form to be received by the Auctioneers at least 2 working days prior to sale

Please select method of bidding

Proxy Telephone

I hereby instruct and authorise Myddelton and Major to bid on my behalf in accordance with the Terms and Conditions attached hereto and I understand that should my bid be successful, the offer will be binding upon myself.

Myddelton and Major will bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being purchased. I authorise you to record such bidding and instructions in order to avoid any doubts if disputed. I understand that the Auctioneers cannot accept responsibility for the failure of this system.

Date of Auction _____

Address _____

Maximum Bid Price £ _____ **In Words** _____

An initial deposit of £5,000 is to be paid to Myddelton & Major prior to the auction. The balance of the 10% deposit is to be paid to the sellers solicitors within 2 business days of the date of the auction. See special conditions of sale.

Purchaser's details

Full Name _____

Company _____

Address _____

Post Code _____

Telephone _____

Email _____

Solicitors Details _____

_____ Tel _____

Signature of Prospective Purchaser _____

Name in Capitals _____

Full name and address of Signatory if different from Purchaser's details _____

Memorandum of Sale

In respect of

Amport Beeches, Buckholt Road, Broughton, Hampshire, SO20 8DA

Auction Date _____ Agreement Date _____

Seller's Name _____

Sellers's Address _____

_____ Postcode _____

Telephone _____

Seller's Solicitors _____

_____ Postcode _____

Telephone _____

Buyer's Name _____

Buyer's Address _____

_____ Postcode _____

Telephone _____

Completion Date _____

Purchase Price £ _____ Deposit _____

Balance _____

Buyer's Administration Fee payable to the Auctioneers: £600.00 (£500.00 + vat) Paid: Yes/No

Buyer's solicitor _____

Contact _____

Address _____

_____ Postcode _____

The Seller acknowledges that he has agreed to sell and the buyer acknowledges that he has agreed to buy the property mentioned above at the purchase price, subject to the Standard, General and Special Conditions of Sale. The Auctioneer acknowledges receipt of the initial deposit of 10% of the purchase price as agent for the seller.

Signed by or on behalf of the buyer _____

Signed as agent of the seller _____

ID Checklist (office use only)

Driver's Licence

Passport

Utility bill/proof of address

ESTABLISHED IN 1903

Myddelton & Major is an independent firm and a member of the Royal Institution of Chartered Surveyors serving clients across the region since it was established in Salisbury over 100 years ago.

CHARTERED SURVEYORS & ESTATE AGENTS

We offer multiple services advising clients on commercial & residential sales, lettings, investments, development, property management, valuations and leases.

LOCAL EXPERTS

Our team are highly qualified, with expert local knowledge, focussed on achieving the best results for our clients from our offices in Stockbridge, Salisbury & Westbury.

Myddelton & Major

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