



Main Street, Tiddington, Stratford-upon-Avon CV37 7AG



Boasting over 4,500 sq ft of Accommodation

Key Features

- For Sale By Public Auction
- Wednesday 22nd October 2025, 6.00pm at Hinckley Golf Club
- Situated on Approximately 1.8 acres of Land & Boasting over 4,500Sq.Ft of accommodation
- A two-bedroom residential bungalow
- Two holiday let bungalows with one being fully operational
- Agricultural Barn, Workshop, Stables and Lean-to
- Located off the Tiddington Road
- Mature gardens, outbuildings and parking for several vehicles
- Ripe for Re-development, subject to planning permissions
- Ideal for developers, investors, or those seeking a bespoke multi-use residence.





The Property

For Sale By Public Auction.

Tucked away just off the prestigious Tiddington Road, Long Barn offers an exceptional and rarely available opportunity to redevelop a prime site, subject to planning permission. Set in approximately 1.8 acres of mature grounds, the grade II Listed property comprises of several elements boasting over 4,500Sq.Ft of accommodation, with a two bedroom residential bungalow, two holiday let bungalows, an agricultural barn, workshop, stables and lean-to. Making it ideal for developers, investors, or those seeking a bespoke multi-use residence.

The Residential Bungalow:

The bungalow has been stripped back to brick, offering a blank canvas for refurbishment. The accommodation briefly comprises; hallway, Kitchen, utility area, Lounge with fireplace, bathroom and two bedrooms.

Holiday Let Bungalow:

There are two self-contained holiday let bungalows, each with their own private entrance. One is fully operational. Both offer open-plan kitchen/living/dining areas. One has two bedrooms and the other has one, with all bedrooms featuring en suite facilities. Externally, each let benefits from its own courtyard and off-road parking for several vehicles.

Agriculture barn:

Planning permission was approved in 2018 for change of use to an existing redundant agriculture barn into residential dwelling. The works commenced within 3 year time limit and foundation signed off by Council Building Control. Further details of this can be found in the legal pack and on Stratford District Councils Planning portal under the application reference -18/03184/FUL

External Grounds:

Accessed via a private lane leading to the main residence, the property also features a separate entrance for the holiday lets. The grounds include an enclosed walled garden with outbuildings and mature trees, predominantly laid to lawn and extending into further garden areas. Additional structures include a workshop, stables, and a lean-to, enhancing the overall versatility of the site

Auctioneer Note

The auctioneer has been informed that listed building consent has not been obtained for some of the works carried out on the property.

Auction Details

Auction Details:

Sheldon Bosley Knight Land and Property Auction

Wednesday 3rd December 2025 at 6.00 pm

Stratford Town Hall

Auction Terms

The property will unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.

Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Guide Price & Reserve Price

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).





Plans

Plans shown are for identification purposes only.

Services

The auctioneer understands that mains water, drainage, gas and electricity are connected to the property, though these services have not been tested. Buyers are advised to make their own enquiries to confirm the connected services.

Directions

What3words///mint.device.buyers

Tenure and Possession

The property and land are freehold. We understand vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details

Bidder Registration and Auction Legal Pack

If you would like to register to bid, please head to the following link:
passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid in person, online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here: auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account.

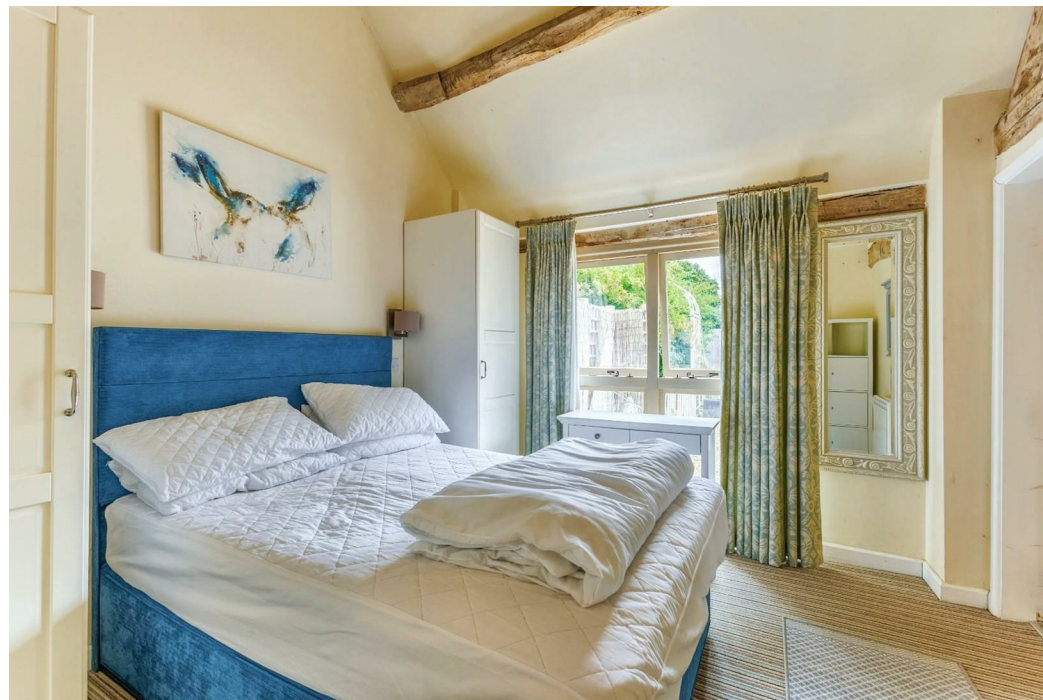
Legal Documents & Additional Costs

It is essential bidders check the legal documents prior to bidding and take professional advice. Special Conditions of Sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

Viewings

All viewings are by appointment only through the Auction Department









To view this versatile site, please call
Sheldon Bosley Knight Auctions on 01789 867123

Floorplan

