

established 200 years

# Taylor & Fletcher



The Stable, Back Walls, Stow-on-the-Wold, GL54 1DR

**Auction Guide Price £50,000**



## The Stable, Back Walls

Stow-on-the-Wold, Cheltenham, GL54 1DR

**\*\* NEW AUCTION DATE \*\*** Wednesday 11th December 2024 - An stone-built, former stable under a Cotswold slate roof situated in a convenient location a stones throw from the amenities of Stow-on-the-Wold.

- **\*\*NEW AUCTION DATE\*\***
- Stone-built former stable
- For Sale by Public Auction on Wednesday 11th December 2024 at 6pm precisely
- Guide Price £50,000

### LOCATION

Stow-on-the-Wold is a thriving market town in the North Cotswolds with an excellent range of independent shops and amenities. It is located centrally from Cheltenham (18 miles), Stratford Upon Avon (18 miles), Evesham (15 miles) and Oxford (28 miles). Moreton-in-Marsh (4 miles) has a mainline station with daily services to Oxford and London (Paddington). There are also connecting bus services to surrounding towns.

### DESCRIPTION

The property comprises a stone-built former stable under a Cotswold slate roof, measuring approximately 3 meters x 3 meters internally.

### TENURE & POSSESSION

The property is to be sold Freehold with Vacant Possession.

### RIGHTS OF ACCESS

As far as we are aware the property benefits from a pedestrian right of access across Combers Close.

### PRICE

The Auction Guide is £50,000.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX

### VIEWINGS

Viewings are strictly by appointment only, and can

be arranged by contacting Robert Holley on [robert.holley@taylerandfletcher.co.uk](mailto:robert.holley@taylerandfletcher.co.uk) or Oliver Evans on [oliver.evans@taylerandfletcher.co.uk](mailto:oliver.evans@taylerandfletcher.co.uk)

### SERVICES

We understand the property is not connected to any services.

### EPC

We understand the property is EPC exempt.

### SPECIAL CONDITIONS OF SALE

These will be available for inspection at the Stow-on-the-Wold office of the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

### AUCTION PACK

This will be available from the Vendor's solicitor 14 days before the auction.

### VENDORS SOLICITORS

Kendall & Davies Solicitors  
Cheltenham House  
The Square  
Stow-on-the-Wold  
Cheltenham  
Gloucestershire

GL54 1AB  
FAO: Mr Robert Wellington  
Tel: (01451) 830295  
Email: stow@kendallanddavies.co.uk

### PROSPECTIVE PURCHASERS

Parties interested in purchasing the property are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

### ADMINISTRATION FEE

The successful purchaser of the land will be liable for an administration charge of £1,000 plus VAT payable to 'Tayler and Fletcher' and this will be a condition of the contract.

### RESERVE

The Auction lot will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor's also reserve the right to sell or withdraw the property prior to the auction.

### ANTI-MONEY LAUNDERING

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence or Passport.

### COMPLETION

On the fall of the hammer, the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit by cheque or bankers draft or by bank transfer the following morning and by prior agreement with the Vendor's solicitors, (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

### DATE OF AUCTION SALE

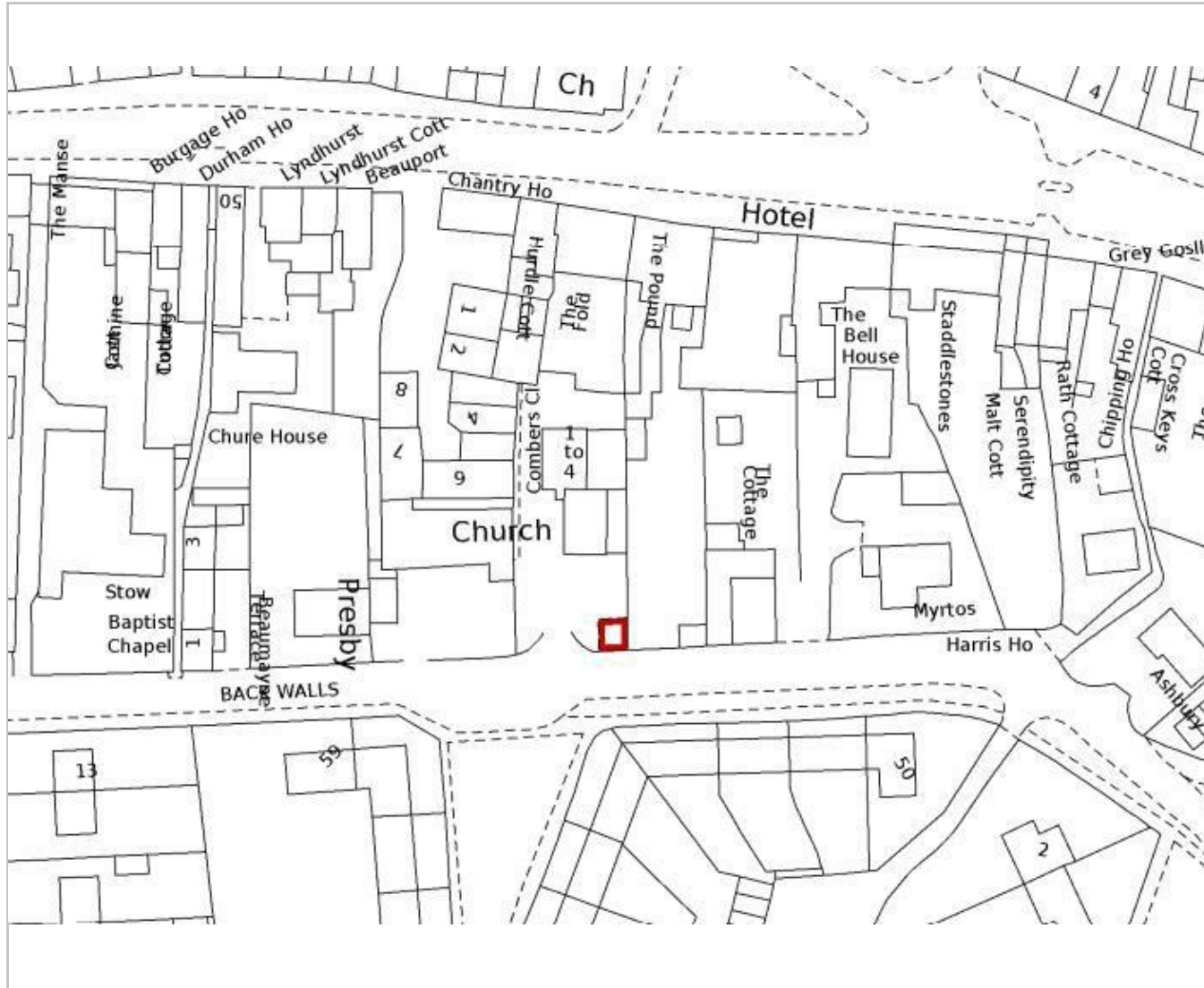
**\*\*NEW DATE\*\*** Wednesday 11th December 2024 at 6pm precisely.

### PLACE OF SALE

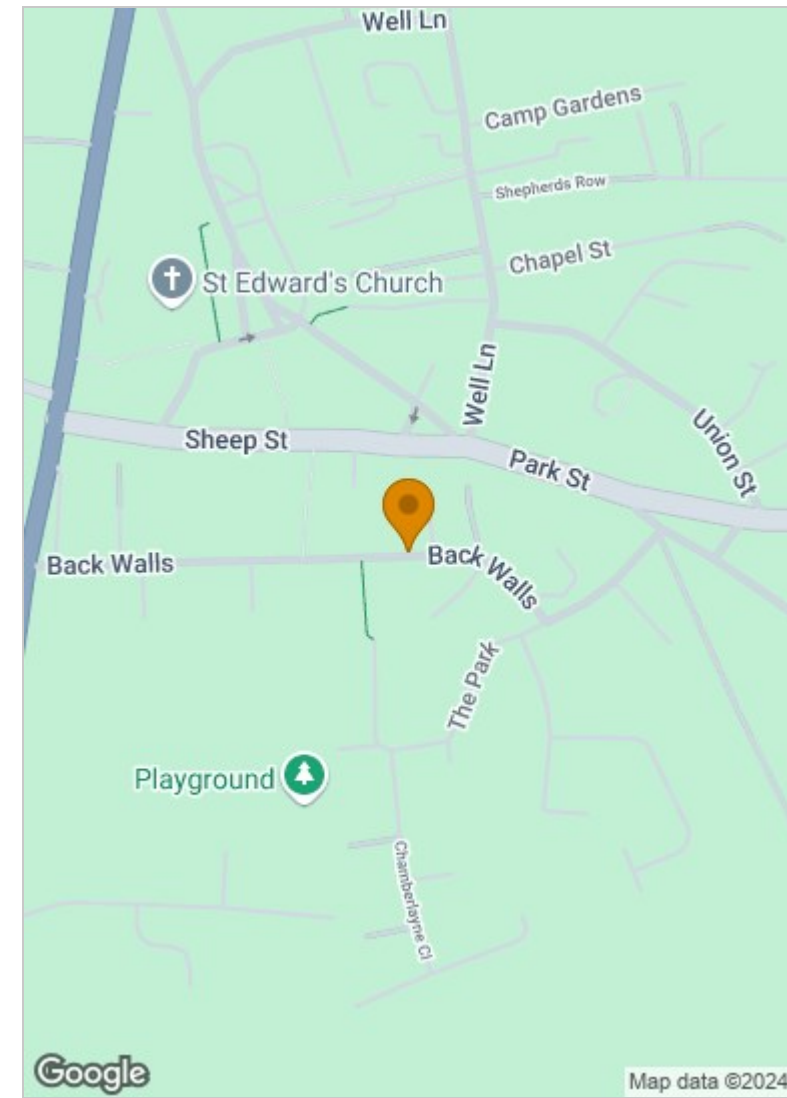
The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR.



## Location Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.