



ESTATE AGENTS

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AUCTION EVENT.

**Avon Cottage, Main Road ,Wyre Piddle,
Worcestershire.WR10 2JB**

Guide Price £275,000+Fees Unconditional
Thursday 26th June 2025 9.00am



Council Tax Band: E
Character Grade II Listed Cottage
Riverside Location
Three Bedrooms
Rear Terrace overlooking the River Avon
Refurbishment Required
EPC Rating: Exempt

Residential Sales Particulars

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Situation

Avon Cottage is found on the right hand side off the village street which now has domestic traffic only since the opening of the Wyre Piddle Bypass. There is no through traffic to spoil this picturesque river side village which supports a local free house pub with restaurant and a boat marina, an interesting church and a foot path along the river back to Pershore via the wildlife sanctuary which has been created.

The cottage is mid-terrace with rear garden down to the river Avon with riparian rights. The cottage is in need of total refurbishment but is a wonderful opportunity to restore the delights of a character cottage that has all main services connected and a south facing garden with rear terrace overlooking the river.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

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

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- **5% deposit (subject to a minimum of £5,000)**
- **Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).**

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

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Property Comprises

Canopied Entrance with solid timber front door

Reception Hall measuring approximately 9'9" x 10'6" (2.97m x 3.20m) with exposed brick fireplace having wood burning stove inset and timber beam over. Front elevation leaded window with timber mullion. Wall light points, enclosed gas meter, ceramic tiled floor covering and exposed ceiling timbers.
Through to



Bespoke Timber Kitchen measuring approximately 7' x 9'10" (2.13m x 2.99m) with ceramic work top surfaces set in timber units with porcelain Dalton sink with cupboard under. Base level drawers and storage cupboards, gas hob top with timber extractor hood over and display cabinets. Rear elevation window, ceramic tiled floor covering and dresser-style unit with drawers and storage cupboards. Timber plate rack and space designed for fridge / freezer, ceiling fan with lights and exposed ceiling timbers.



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Off the reception area there is

Living Room / Dining Room measuring overall approximately 13'2" x 17'4" (4.01m x 5.28m) with bay window having leaded glazed panels, exposed ceiling timbers and wall light points, pendant lights. Parquet floor covering, large inglenook fireplace, exposed mellow brick with wood burning stove inset, stone hearth and large timber beam over. Rear elevation leaded glazed window, timber rear door with leaded glazed panel, inset wall timbers, multi socket power points and TV aerial socket. Period style radiators.



Second Reception/Day Room / Study measuring overall approximately 18' x 9'10" (5.49m x 2.99m) with period open fireplace having marble surround over stone hearth. Flag stone floor covering and rear elevation leaded glazed rear door with side windows. Wall light points, pendant light and power points.



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From the kitchen, stairway leads up to first floor.

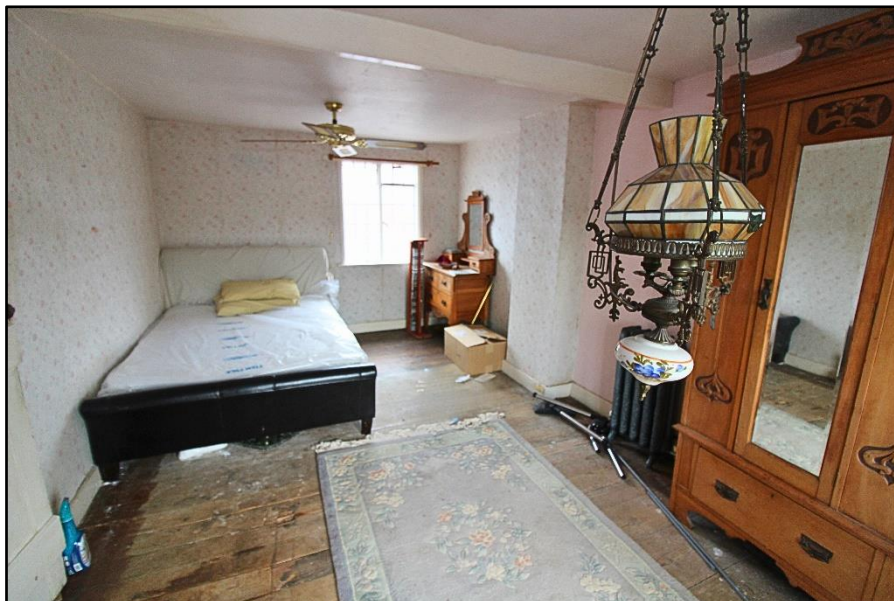
Landing having wall mounted gas boiler, built-in storage cupboard with consumer unit over stairwell, and doors off to

Bedroom One measuring approximately 12'9" x 18'2" (3.89m x 5.54m) with exposed wall and ceiling timbers, front and rear elevation leaded glazed timber mullioned windows. Claw foot bath, timber floor covering, multi socket power points, wall light points and central spiral staircase leads up to



Galleried Storage with timber balustrading, minstrel gallery style, radiator.

Bedroom Two measuring overall approximately 18'2" x 10' (5.54m x 3.05m) maximum with front elevation leaded glazed and timber mullioned window. Ceiling fan, pendant light, timber floor covering and panelled glazed double doors lead out to balcony with wrought iron balustrading.



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Bedroom Three measuring approximately 9'9" x 9'3" (2.97m x 2.74m) with front elevation leaded timber mullioned window, pendant light, power point and timber floor covering.



Bathroom comprising porcelain sink, low flush WC and cubicle shower with Mira electric shower with shower head on wall bracket, having sliding screen door. Parquet floor covering, rear elevation timber framed window, electric radiator, pull cord light switch.



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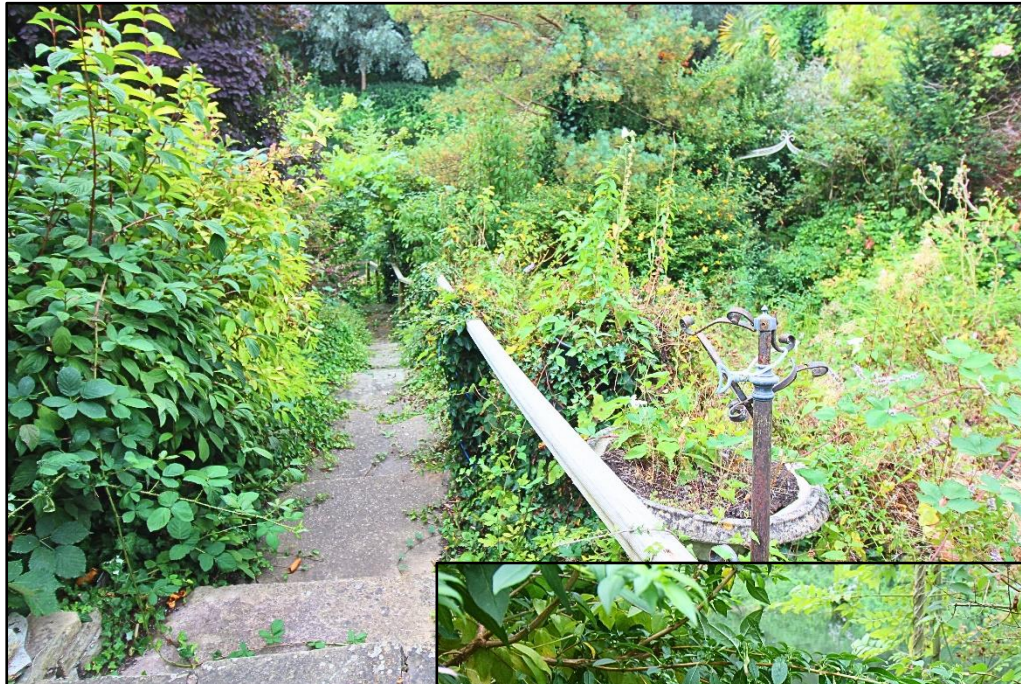
Outside the Property

To the rear, there is old fashioned crazy paved top terrace with terraced garden, handrail and steps leading down to the river. Overlooking the river, there is a conservatory in need of restoration with metal balustrading around balcony, providing views over the river.



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There is timber planked jetty at the bottom of the garden, approximately 40' of mooring rights for this cottage.



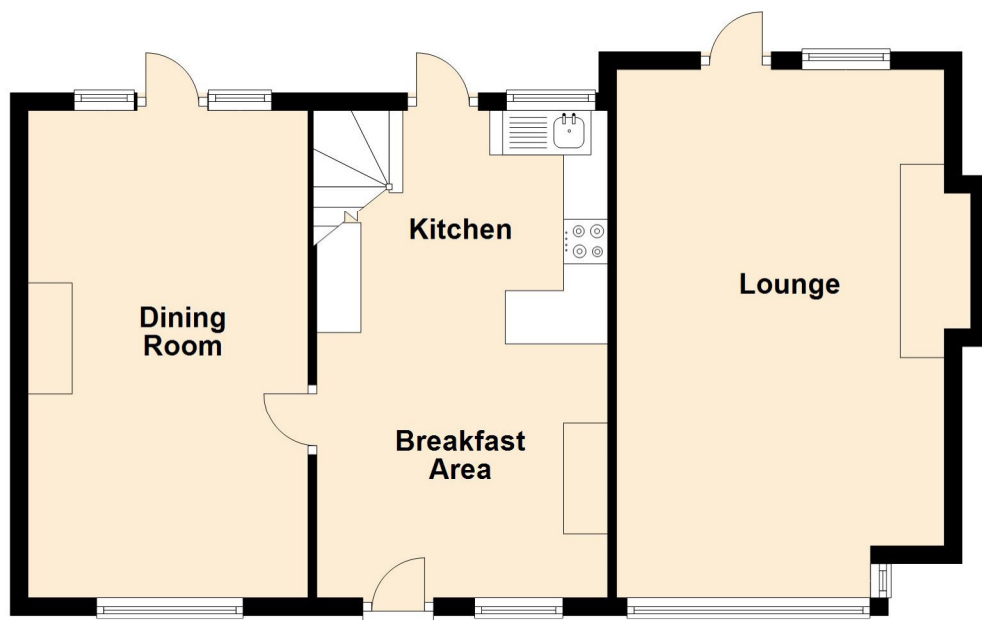
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

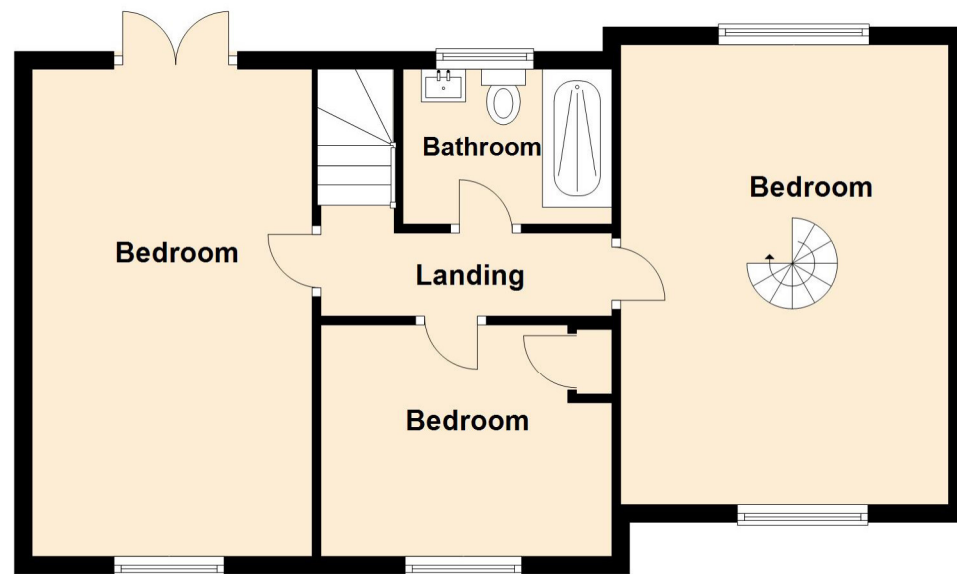
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: Band E



Ground Floor

Approx. 58.5 sq. metres (630.1 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.9 sq. feet)

Total area: approx. 114.6 sq. metres (1233.9 sq. feet)