

**18 Church Street, Tewkesbury, Gloucestershire, GL20 5PD**

**Auction Guide Price +++ £200,000**

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold BLOCK OF 3 X FLATS now in need of BASIC UPDATING with communal garden | Scope for FAMILY HOME | REDUCED - was £250k

## 18 Church Street, Tewkesbury, Gloucestershire, GL20 5PD

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats A, B, C 18 Church Street, Tewkesbury, GL20 5PD

Lot Number 51

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon

Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold Grade II Listed period property understood to date from the early 19th century, and comprises Flemish bond brickwork facades, with tripartite sashed windows under a tile roof. A tent-hood lead canopy covers the full width of the ground floor property frontage, with cast iron decorative cresting to the outer edge.

The property benefits from a private (communal) garden to the rear.

The accommodation is arranged over 4 floors ( basement, ground, first, second and third ) and is accessed off Church Street via a communal doorway into an alleyway running the full depth of the property to the rear garden. Off the alley way is the main door into the ground floor hallway, with access to the basement, ground floor flat ( 18A ) , first floor flat ( 18B ) and the upper maisonette ( 18C ).

We're instructed the property will be vacated by completion – please check the legal pack prior to the auction for any updates

\*\*\* PLEASE NOTE 18C YET TO BE INSPECTED \*\*\*

Tenure - Freehold

Council Tax - A

EPC - F | C | F

### THE OPPORTUNITY

3 x FLATS | BASIC UPDATING

All the flats has been previously let ( now offered with vacant possession ) with excellent scope for rental or owner occupier subject to some basic updating.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents with an asking price of £250,000 and now has a reduced guide price for sale by auction.

### SCHEDULE OF ACCOMODATION

Flat 18A is a one-bedroom ground floor flat which would benefit from full redecoration. The flat comprises a double bedroom, living room/kitchen, bathroom and hallway/storage.

Flat 18B is a one bedroom first floor flat which would also benefit from full redecoration/reconfiguration, and comprises a double bedroom, living room, kitchen, bathroom and hallway with multiple storage cupboards.

Flat 18C is a three-bedroom maisonette with living accommodation over two storeys, accessed via a private entrance hallway and stairway from the first floor. The lower floor of living accommodation (second floor) accommodates a large living room, a large dining room/second reception room, kitchen and landing with airing cupboard. The upper floor accommodates two double bedrooms, a single bedroom and family bathroom.

### LOCATION

Tewkesbury is an historic riverside market town in Gloucestershire with a 12th Century Abbey and medieval streets boasting a good selection of speciality shops, antique shops, tea shops, inns and restaurants. The market town dates back to the 7th Century now with a population of over 10,000 people. Tewkesbury is north of Cheltenham (9 miles) and Gloucester (11 miles). The M5 Motorway junction 9 is 1.5 miles giving access to Birmingham (45 miles) and Bristol (48 miles). Ashchurch Parkway (Nearest train station connecting to Birmingham, Bristol and Cardiff) is approximately 2 miles from the subject property.

### SOLICITORS & COMPLETION

Solicitor Contact TBC

### EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

#### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

### MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

### ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email



and a password.

Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

#### BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

#### GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

#### SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

#### AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

#### AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

#### 2026 CHARITY OF THE YEAR

Hollis Morgan are proud to be supporting Bristol Schools Rugby Union as our 2026 Charity of the Year. BSRU ( working in association with Bristol Bears ) oversee and support rugby in all schools, State and Independent , in the Greater Bristol area. Bristol Schools provide School Rugby Development opportunities and County level fixtures for secondary boys and girls. Including playing fixtures at U18s against the leading Independent Schools in our region, schools such as Clifton College, BGS, QEH, Collegiate and Millfield. For more information and details of the fixture list please follow them on Instagram.

#### AUCTION PROPERTY DETAILS DISCLAIMER

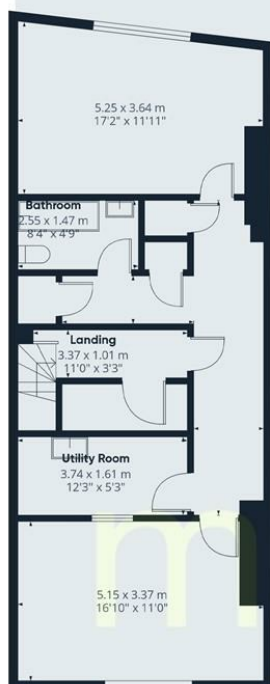
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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Ground Floor



Floor 1



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>  
228.4 m<sup>2</sup>  
2462 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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