

Prencott Harley Wood, Nailsworth, Stroud, GL6 0LD

Auction Guide Price +++ £185,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DETACHED COTTAGE
- REQUIRES MODERNISATION
- PLANNING GRANTED | EXTEND | 4 BEDS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold DETACHED COTTAGE in need of MODERNISATION with PLANNING GRANTED to EXTEND and create 4 BEDS plus open plan KITCHEN / DINER.

Prencott Harley Wood, Nailsworth, Stroud, GL6 0LD

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Prencott, Harley Wood, Stroud, Gloucestershire GL6 0LD

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th April 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”

THE PROPERTY

Prencott is a Freehold detached 3 bedroom cottage with accommodation (1351 Sq Ft) arranged over three floors with the ground floor currently comprising 2 reception rooms, kitchen, breakfast room and bathroom with the 3 bedrooms on the upper floors. There is a large dilapidated single storey extension to the side plus ample space for parking alongside the overgrown gardens.
Sold with vacant possession.

Tenure - Freehold
Council Tax - C
EPC - F

THE OPPORTUNITY

3 BED COTTAGE | MODERNISATION

The property is vacant and now requires modernisation to create a fine 3 bedroom home or investment in this sought after Village location.
We understand the property is a non-designated heritage asset.

4 BED COTTAGE | PLANNING GRANTED

Planning (S.24/0873/HHOLD) has been granted to demolish the existing large side extension and to erect a two storey extension to transform the current layout.
The new scheme will have a generous open plan kitchen diner, additional bedroom (4) and 2 extra bathrooms.
Please refer to plans or proposed scheme.

REDUCED PRICE | AUCTION

The property was previously listed with respected local agents with a guide of £225k and now has a reduced price for sale by auction.

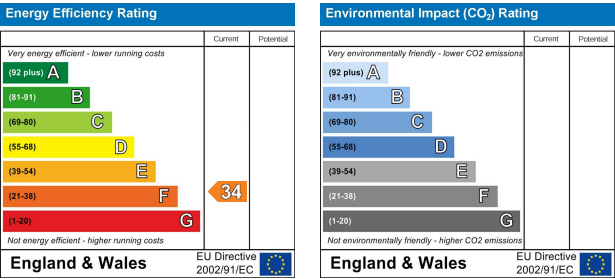
PLANNING GRANTED

Reference S.24/0873/HHOLD
Application Received Fri 10 May 2024
Application Validated Fri 17 May 2024
Address Prencott Harley Wood Nailsworth Stroud Gloucestershire GL6 0LD
Proposal Demolition of single storey extension and erection of a replacement two storey extension. Installation of roof lights and landscaping works.
Status Permitted
Decision Permission
Decision Issued Date Tue 12 Nov 2024

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.