



FOR SALE BY PUBLIC AUCTION

(unless previously sold).

Rivermist, The Common, Longparish SP11 6PH



**Please enquire at the office on 01264 810 400 for
location, date and time.**

Myddelton & Major (Andover) LLP
Chartered Surveyors & Estate Agents
Registered Office, 49 High Street, Salisbury, SP1 2PD
Partnership No. OC395094 Registered in England & Wales



Call. 01264 810 400
Email. stockbridgeresidential@myddeltonmajor.co.uk
Click. myddeltonmajor.co.uk
Visit. The Old Police House, High Street,
Stockbridge, Hampshire, SO20 6HE

A three bedroom bungalow with development potential in the sought after village of Longparish.

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Rivermist

The Common

Longparish, SP11 6PH



Auctioneers

Myddelton & Major

The Old Police House

High Street, Stockbridge

Hampshire, SO20 6HE

Vendors Solicitors

Parker Bullen LLP

8 Newbury Street

Andover

SP10 1DW

Location

Tucked away on a no-through lane near to Longparish Common is Rivermist. Longparish is a picturesque village which boasts a church, village school, post office/store and bus service. There is a community owned pub, The Plough as well as plenty of local walks and excellent fishing on the River Test.

Nearby Andover provides a range of independent and High Street shops and Stockbridge, only 9 miles away offers a range of boutique shops and independent cafes while Winchester, Southampton and Newbury are all easily accessible. The mainline railway station in nearby Whitchurch only 4 miles away offers trains to London Waterloo in just over one hour. Rivermist is well-served by road links via the A303 and A34 providing access to the South West and Midlands.

The area offers a good range of state schools as well as a wide selection of independent schools including Farleigh, Prince's Mead, The Pilgrims', Winchester College, and St. Swithun's.



• Andover 6 miles • Stockbridge 9 miles • Winchester 13 miles

Description & Accommodation

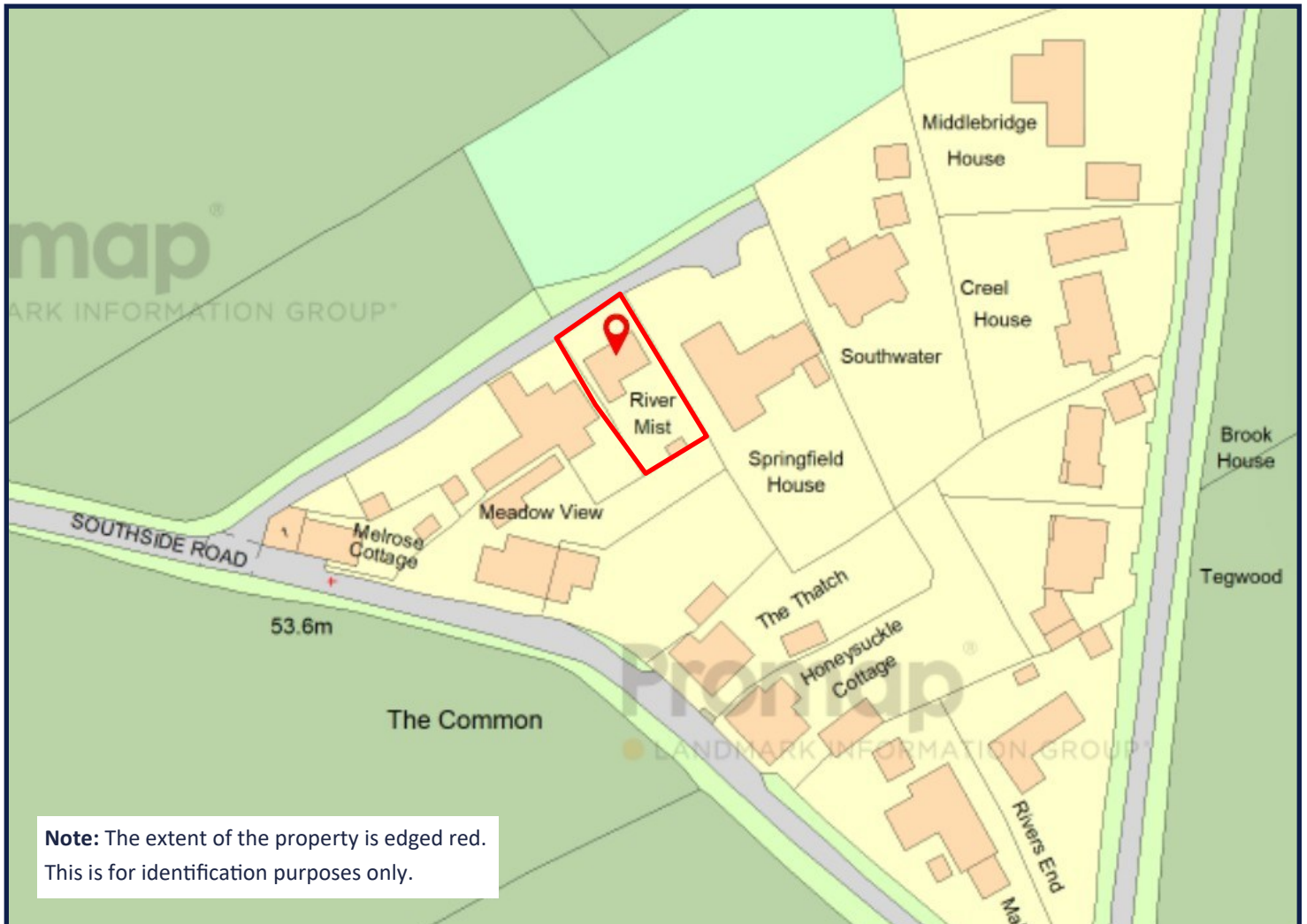
Rivermist is a three bedroom detached bungalow. The property was built in the 1970s and is a Marley Worcester standard bungalow with Tyrolean which has rendered elevations under a tiled roof.

The property is in need of renovation, however the accommodation currently has an entrance hall, kitchen/ diner with fitted units, sitting room with fireplace, conservatory, three bedrooms and a family bathroom.

Rivermist does offer potential for redevelopment or renovation and extension subject to obtaining the necessary planning consents.

Outside

Rivermist is accessed off a no-through lane. To the front of the property is an area for ample parking with a side access to the rear garden which is south-facing. There are countryside views to the front over water meadows. To the rear of the garden, which is mainly laid to lawn, are two garden sheds.

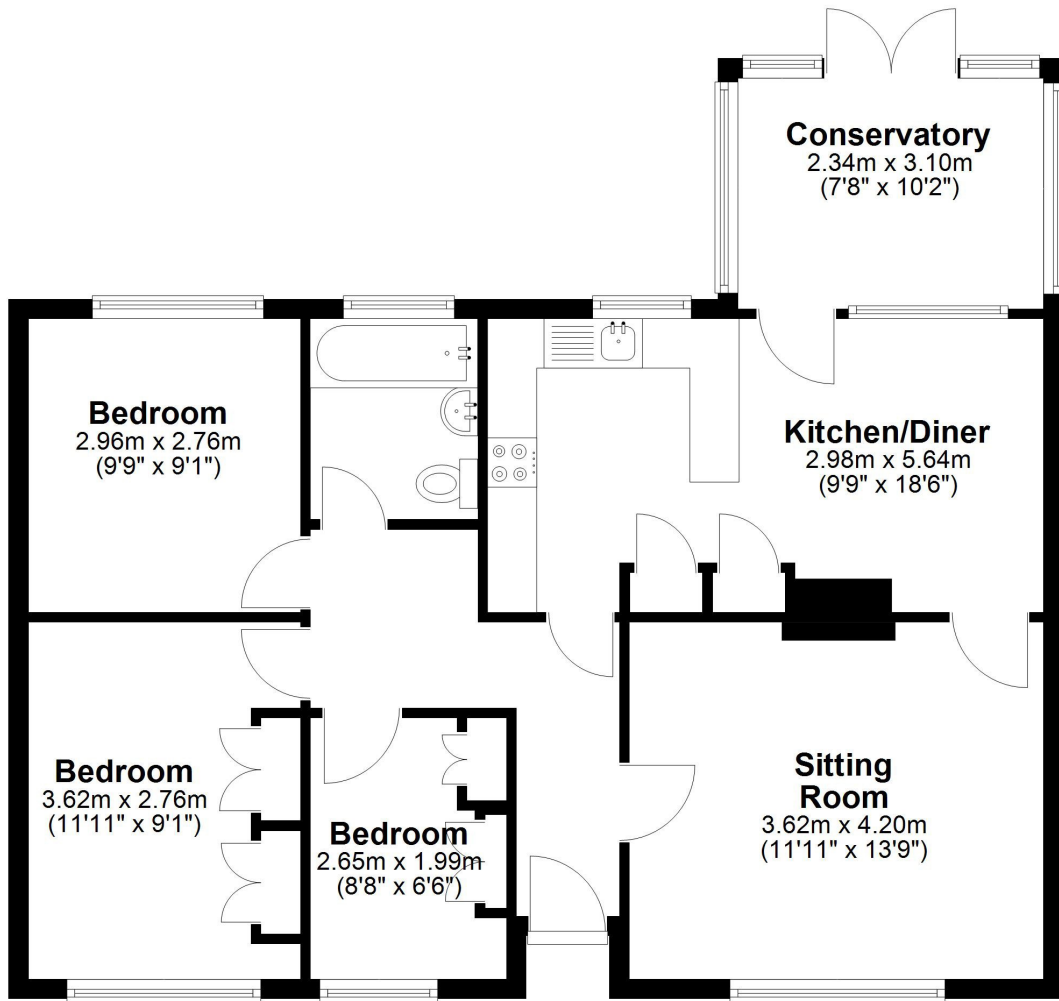


Note: The extent of the property is edged red.
This is for identification purposes only.

RIVERMIST FLOORPLAN

Ground Floor

Approx. 75.7 sq. metres (815.0 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)

COPYRIGHT CLEARPLANZ

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

RIVERMIST

Services

It is understood that mains electricity & water are connected. Heating is electric storage heaters. Private drainage by Septic Tank.

No services or appliances have been tested and no guarantees can be given by Myddelton and Major.

Planning

Rivermist is situated outside the Conservation Area and inside the Settlement Boundary for Longparish. Pre-Application advice was sought for the proposed demolition of the three bed bungalow, to be replaced with a four bedroom two storey house on a similar footprint, with parking for 3 cars, bike and bin storage located in the garden. The conclusion from Test Valley Borough Council was that the principle of a dwelling in this location would be acceptable. (Ref: 24/02399/PREAPN)

Local Authority

Test Valley Borough Council

Beech Hurst, Weyhill Road, Andover, Tel: 01264 368000.

Legal

A legal pack providing searches and answers to any enquiries will be provided by the Auctioneers upon request.

The sellers solicitors are Parker Bullen LLP, 8 Newbury Street, Andover, SP10 1DW.

The Auction will be conducted in accordance with the RICS Common Auction Conditions for Real Estate Auctions and will adhere to the Auctions (Bidding Agreement) Acts 1927 and 1969.

Bidding At Auction

All parties interested in bidding must pre-register with Myddelton & Major **PRIOR** to the Auction for Anti-Money Laundering purposes.

Viewing

All viewing must be strictly through the Auctioneers - Myddelton and Major Tel: 01264 810400.

Energy Performance Certificate

The current EPC rating is F (33) and expires on 10/01/2036. Certificate number: 2704-3058-3209-6716-2204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	33 F	
1-20	G		



SPECIAL CONDITIONS OF SALE

The Property is sold as seen and a property information form as well as a fittings and content form (Included in the Legal Pack) has been provided for information purposes only by the Trustees of the property. The sellers' have no personal knowledge of the property and the buyer should rely on their inspections and survey. Some items may be removed prior to completion but if not, the property is sold with any items remaining.

A Full Copy of the Auction Contract is contained in the Auction Legal Pack and any discrepancies between the above and the Auction Contract, then the provisions of the Auction Contract shall prevail.

Tenure

Freehold.

Sellers

David Barker and Anne Barker as Executors of The Estate of Lucy Lipscomb.

Title

The property's title is registered under title number HP865984.

Specified Incumbrances

Those matters which are disclosed in the Sellers Title.

Deposit

A sum equal to 10% of the Price to be held as agents for the Seller.

Sellers Costs

In addition to the Price the Buyer pay £450.00 towards the costs of the Searches incurred by the Seller and a sum of £1,250.00 as a contribution towards the legal fees incurred by the Seller.

Completion Date

28 days from the date of the Auction.

Assurance to the Buyer

The property will be transferred to the Buyer on completion in accordance with the draft Transfer included in the Auction legal Pack.

Registration form for proxy and telephone bidders

This form to be received by the Auctioneers at least 2 working days prior to sale

Please select method of bidding

Proxy Telephone

I hereby instruct and authorise Myddelton and Major to bid on my behalf in accordance with the Terms and Conditions attached hereto and I understand that should my bid be successful, the offer will be binding upon myself.

Myddelton and Major will bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being purchased. I authorise you to record such bidding and instructions in order to avoid any doubts if disputed. I understand that the Auctioneers cannot accept responsibility for the failure of this system.

Date of Auction _____

Address _____

Maximum Bid Price £ _____ **In Words** _____

An initial deposit of £5,000 is to be paid to Myddelton & Major prior to the auction. The balance of the 10% deposit is to be paid to the sellers solicitors within 2 business days of the date of the auction. See special conditions of sale.

Purchaser's details

Full Name _____

Company _____

Address _____

Post Code _____

Telephone _____

Email _____

Solicitors Details _____

_____ **Tel** _____

Signature of Prospective Purchaser _____

Name in Capitals _____

Full name and address of Signatory if different from Purchaser's details _____

Memorandum of Sale

In respect of

Rivermist, The Common, Longparish, Andover, Hampshire, SP11 6PH

Auction Date _____ Agreement Date _____

Seller's Name _____

Sellers's Address _____

Postcode _____

Telephone _____

Seller's Solicitors _____

Postcode _____

Telephone _____

Buyer's Name _____

Buyer's Address _____

Postcode _____

Telephone _____

Completion Date _____

Purchase Price £ _____ Deposit _____

Balance _____

Buyer's Administration Fee payable to the Auctioneers: £600.00 (£500.00 + vat) Paid: Yes/No

Buyer's solicitor _____

Contact _____

Address _____

Postcode _____

The Seller acknowledges that he has agreed to sell and the buyer acknowledges that he has agreed to buy the property mentioned above at the purchase price, subject to the Standard, General and Special Conditions of Sale. The Auctioneer acknowledges receipt of the initial deposit of 10% of the purchase price as agent for the seller.

Signed by or on behalf of the buyer _____

Signed as agent of the seller _____

ID Checklist (office use only)

Driver's Licence ☐

Passport ☐

Utility bill/proof of address ☐



ESTABLISHED IN 1903

Myddelton & Major is an independent firm and a member of the Royal Institution of Chartered Surveyors serving clients across the region since it was established in Salisbury over 100 years ago.

CHARTERED SURVEYORS & ESTATE AGENTS

We offer multiple services advising clients on commercial & residential sales, lettings, investments, development, property management, valuations and leases.

LOCAL EXPERTS

Our team are highly qualified, with expert local knowledge, focussed on achieving the best results for our clients from our offices in Stockbridge, Salisbury & Westbury.

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