Sunnycot, Church Street, Pershore, WR10 3AN

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Property Description

Bidding for this lot will start on 28th October 2026 at 12:00pm and will finish on 29th October 2026
at 12:30pm.

For full details on how to register to bid, please visit:
online.sheldonbosleyknight.co.uk

An exciting opportunity to acquire a two bedroom Grade II Listed semi-detached cottage, situated in the sought after village of Eckington. The property requires modernisation and updating and offers scope for improvement, subject to any necessary consents. The property is considered suitable for owner-occupation, investment or those seeking a renovation project, subject to the necessary consents.

The accommodation briefly comprises a lounge, dining/family room with log burner, kitchen with pantry and rear porch. To the first floor are two bedrooms and a family bathroom with freestanding roll-top bath.

Externally, the property benefits from a rear garden and brick-built stores. Access to the garden is provided via rights of access over the adjoining neighbouring properties. These rights are understood to be in existence by virtue. Prospective purchasers are advised to refer to the legal pack for further details.

Sunnycot is situated on Church Street in the attractive and historic village of Eckington, in the Wychavon district of Worcestershire. Eckington benefits from a range of local amenities including a village shop, primary school, pubs, recreation facilities and village hall. The market town of Pershore is approximately 4 miles away, offering a wider range of shopping, leisure and everyday amenities. Tewkesbury is approximately 7 miles away, Evesham approximately 10 miles and Worcester approximately 12 miles, providing further shopping and leisure facilities.

Key Features

- For Sale By Online Modern Method of Auction
- Bidding starts on 28th October 2026 at 12:00pm
- Charming Grade II Listed cottage
- Two-bedroom semi-detached
- Situated in the sought-after village of Eckington
- Ideal renovation project or investment opportunity, subject to the necessary consents
- Two reception rooms
- Bathroom with freestanding roll top bath
- Rear garden with brick built stores
- Central village location with amenities

Auction Guide
£175,000

Auctioneer Note one
The Auctioneer understands the title is subject to a unilateral notice relating to a charge. The Seller has confirmed that the charge will be redeemed on completion.

Auctioneer Note two
The Auctioneer understands that there may be easements and covenants affecting the land. Prospective purchasers are advised to review the legal pack and conduct their own enquiries prior to bidding.

Land Registry Titles
The following Land Registry titles are included in the sale WR89040, WR206942 and WR94313

Auction Terms
This property is offered for sale by timed online unconditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.

The sale will take place online during the stated bidding window and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.
If the reserve price is met and the auction ends, binding contracts of sale will be exchanged at that point.

Auction Deposit and Fees
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit, subject to a minimum of £5,000
- Buyer's Premium of £1,500 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

Guide Price and Reserve Price
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.
Both the guide price and reserve price can be subject to change at any time prior to the auction

Plans
Plans shown are for identification purposes only.

Services
The auctioneer understands that mains water, gas, drainage and electricity are connected to the property, though these services have not been tested. Buyers are advised to make their own enquiries to confirm the connected services.

Directions
What3words///equipment.slot.link

Tenure and Possession
The property and land are freehold. Vacant possession will be given upon completion, which is normally 20 working days after the auction. Please refer to the Auction Legal Pack for further details.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit:
online.sheldonbosleyknight.co.uk

Once registered, you will be able to access the lot, complete the registration process and download the Auction Legal Pack. If you register before the Auction Legal Pack has been completed by the seller's solicitor, you will be notified once it has been uploaded.

All bidders must register before bidding, complete the required identity checks and be approved to bid.

Preferred Solicitors
If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

Legal Documents and Additional Costs
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.

Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.

Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

Viewings
All viewings are by appointment only through the Auction Department.

Floorplan

Total area: approx. 103.4 sq. metres (1112.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

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EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Wychavon

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk

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The Property Ombudsman

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RICS

DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.