

## Prencott Harley Wood, Nailsworth, Stroud, GL6 0LD

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- 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 26

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.

STRUCTURAL ENGINEER REPORT

Please note as part of obtaining planning permission, the vendor had a report on the property carried out by a chartered structural engineer.

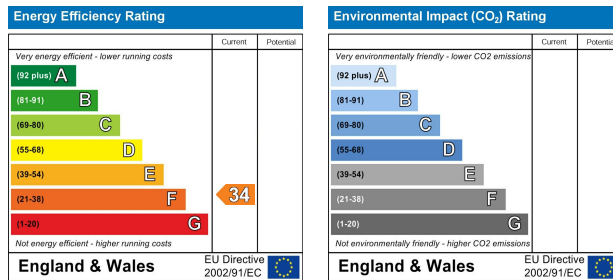
A copy of this report is available to download in the online legal pack

We would recommend that buyers make their own investigations.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.