

estate agents **auctioneers**



1 and 3, Wotton Road, Charfield, Wotton-Under-Edge, GL12 8TP
Auction Guide Price +++ £375,000

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold DEVELOPMENT OPPORTUNITY comprising 2 x SEMI DETACHED HOUSES (1653 Sq Ft) in need of MODERNISATION | 0.4 ACRE PLOT with further POTENTIAL stp.

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- 2 X HOUSES | MODERNISATION
- 0.4 ACRE PLOT | POTENTIAL
- EXTENDED 4 WEEK COMPLETION

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 & 3 Wotton Road, Charfield, Wotton-Under-Edge, Gloucestershire GL12 8TP

Lot Number TBC

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon
Registration Deadline is on Friday 12th June 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

A Freehold pair of semi detached houses occupying a 0.4 Acre plot with vehicular access.
1 Wotton Road - Entrance Hall | Reception | Kitchen | Bathroom | WC | Bed 1 | Bed 2 | Bed 3
3 Wotton Road - Entrance Hall | Reception | Kitchen | Bathroom | WC | Bed 1 | Bed 2 | Bed 3
Both sold with vacant possession

Tenure - Freehold
Council Tax - B | B
EPC - D | D

THE OPPORTUNITY

2 X HOUSE FOR MODERNISATION

Both properties have been let for many years (now vacant) and require modernisation.
There is scope to extend both properties to side and rear.

DEVELOPMENT

The 0.4 acre site may offer development potential for additional or replacement dwellings.
We understand no planning of this nature has been previously sought - interested parties to make their own investigations.

All above subject to gaining the necessary consents.

LOCATION

Wotton-under-Edge is a typical Cotswold market town made prosperous from the former woollen industry and today provides good local amenities for everyday needs, including schools for all ages and the highly regarded Katherine Lady Berkeley secondary school, local shops, pubs, restaurants and services including doctors' and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. The M5 Motorway is just 5 miles away, putting Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Cam and Dursley (7 miles), which is on the Bristol to Birmingham line, offering services to Bristol Parkway whilst Kemble station provides a regular service to London Paddington.

SOLICITORS & COMPLETION

Solicitor Contact - TBC

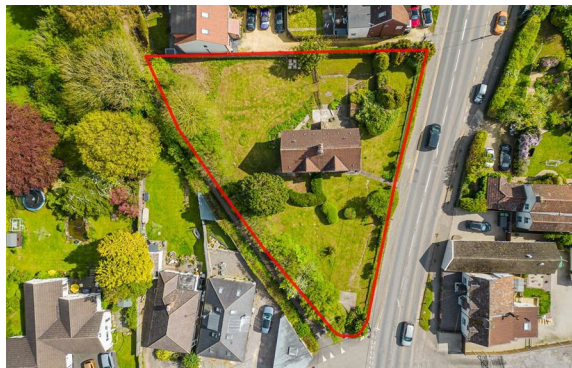
EXTENDED COMPLETION

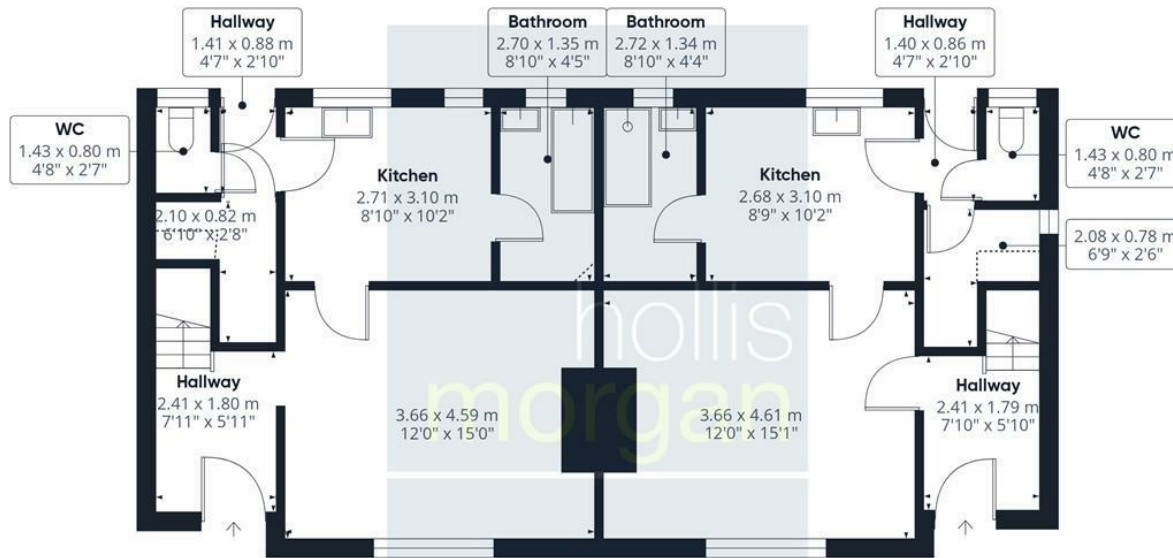
Completion is set for 4 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

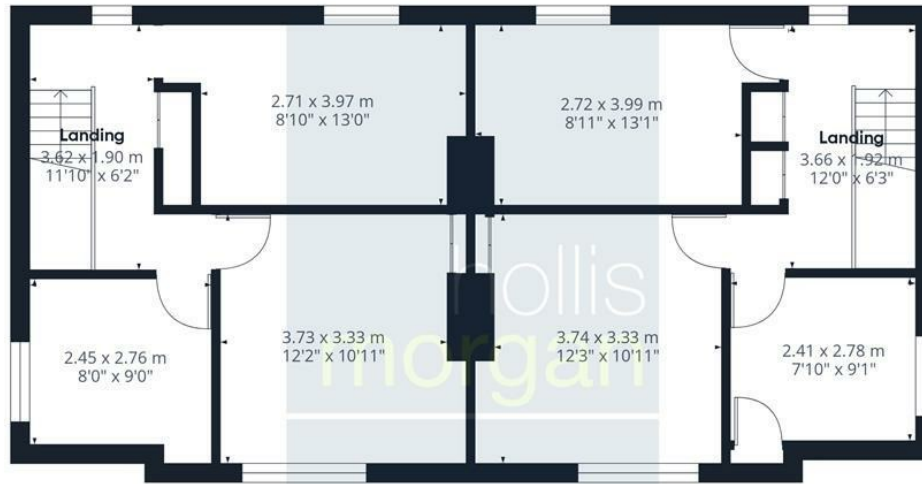
VIEWINGS

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

153.8 m²
1653 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

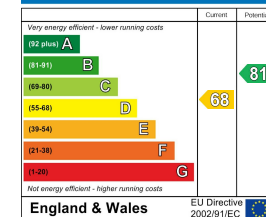
Reduced headroom

..... Below 1.5 m/5 ft.

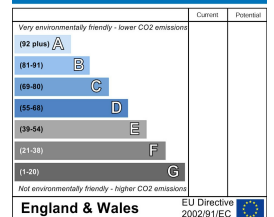
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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