

established 200 years

Taylor & Fletcher



The Gatehouse, Gloucester Road, Tewkesbury GL20 5SX

Auction Reserve £100,000

For Sale by Public Auction on 6th May 2026

taylorandfletcher.co.uk

FOR SALE BY PUBLIC AUCTION

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 6th May 2026 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

LOCATION

The property is situated on the outskirts of Tewkesbury adjacent to the Council Offices with good access to the Town Centre and motorway network.

DESCRIPTION

This detached period property is of brick construction beneath a blue slated roof. As the name suggests it was formerly a Gatehouse and it has until recently been let. However, it is now subject to a Prohibition Order Ref 24/01772/HCPT as requiring modernisation and improvement.

ON THE GROUND FLOOR

Kitchen/Breakfast Room 10'9" x 13'1" (3.3m x 4m)

with sink unit and stairs out, solid fuel heater.

Cellar

liable to flooding.

Sitting Room 14'9" x 15'8" (4.5 x 4.78)

with fireplace and stone flag floor.

ON THE FIRST FLOOR

Landing

Bedroom 1 14'9" x 15'5" (4.5m x 4.7m)

Bedroom 2 7'6" x 10'5" (2.3m x 3.18m)

with basin

Bathroom

with bath and w.c.

OUTSIDE

Former Garage (partly demolished) and garden area.

GENERAL REMARKS AND INFORMATION

VIEWING

By prior appointment via our Bourton-on-the-Water Office Telephone 01451 820913. We will be arranging block viewings.

TENURE AND POSSESSION

Freehold with Vacant Possession upon completion.

SERVICES

Mains water, electricity and drainage are connected.

LOCAL AUTHORITY

Tewkesbury Borough Council, Gloucester Road, Tewkesbury, GL20 5TT

COUNCIL TAX

Council Tax Band C

SPECIAL CONDITIONS

These will be available from the Vendor's Solicitors offices fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

AUCTION PROCESS

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be in 28 days or earlier by mutual agreement, when the balance of purchase monies are due.

RESERVE PRICE

The property will be offered for sale subject to a disclosed Reserve of £100,000.

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

COMPLETION

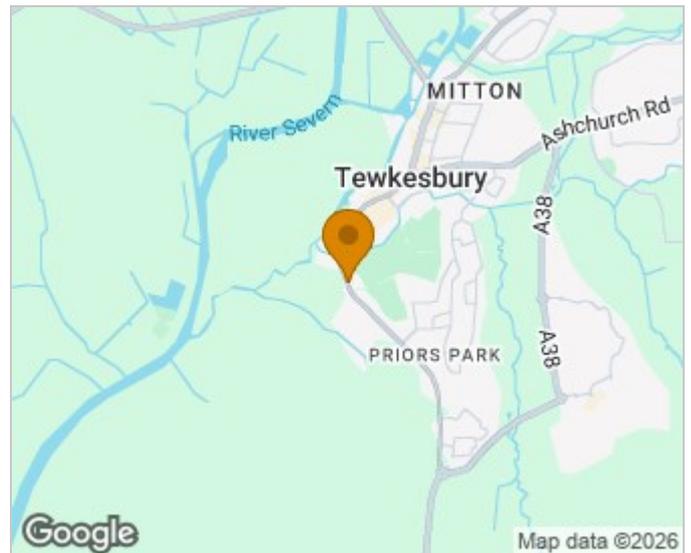
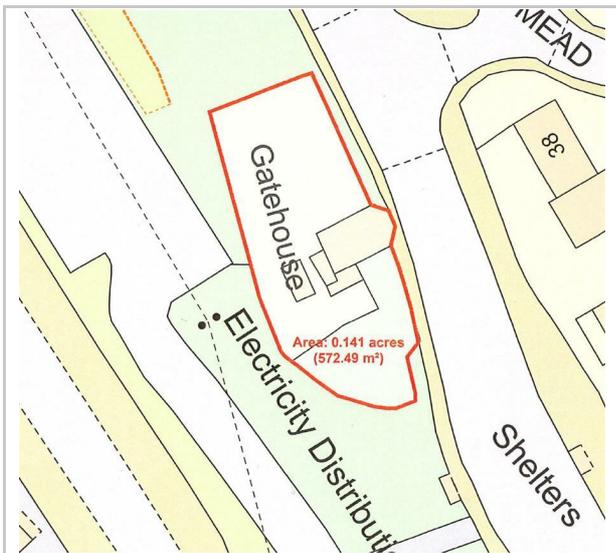
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ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £2,000 plus VAT (£2,400), payable to Tayler & Fletcher Ltd.

VENDOR'S SOLICITORS

Messrs Converse Law, Formal House, 60 St George's Place, Cheltenham, GL50 3PN Telephone Mr Richard Spencer on 01242 323585 or 07500 015375



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.