



**4 Tiddington Court, Knights Lane, Stratford-Upon-Avon,  
CV37 7BP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This Lot is now available post-auction, via the Modern Method of Auction

For full details on how to register to bid, please visit:  
[online.sheldonbosleyknight.co.uk](https://online.sheldonbosleyknight.co.uk)

Situated in the desirable village of Tiddington, this well presented one double bedroom semi detached retirement bungalow offers comfortable and independent living in a peaceful yet connected setting, with private front and rear gardens.

The property features a bright and functional kitchen, a spacious living room with patio doors that open onto a private rear patio, a generously sized master bedroom with built-in wardrobes, and a modern level access wet room designed for ease and accessibility. Having an external cupboard and two internal, there is ample storage throughout.

There is a comfortable Owners' Lounge and an on site dining area where lunch is available each day for a small additional cost. Visiting friends and family can take advantage of a dedicated guest suite, and the landscaped gardens provide a tranquil setting to relax and socialise.

Private parking is available close to each property, ensuring easy access for all residents. The development benefits from 24-hour on-site staff, offering peace of mind while still promoting independence. Shops and a bus stop are conveniently located, making it easy to stay connected with the wider area.

Designed for a secure, happy, and active lifestyle, this property presents an ideal opportunity to enjoy retirement living in a welcoming and supportive community.





## Key Features

- For Sale By Online Modern Method of Auction
- Now available post-auction
- Semi Detached Bungalow
- Long Lease of 948 years remaining
- Minimum Age Of 55
- Double Bedroom With Built In Wardrobe
- Lounge Diner
- Refitted Shower Wet Room
- Private Front & Rear Gardens
- 24 Hour On Site Staff

**Auction Guide  
£80,000**

#### Auctioneer note

The sale must be made subject to the occupier obtaining freeholder consent. This consent involves two key considerations:

- Age criteria: the occupier must have a minimum age of 55 (or less with a waiver from the local authority for a disability).
- Suitability: the court must be confident that they can accommodate the needs of the occupier.

In addition, freeholder consent confirms the following conditions:

- Companies cannot bid on the property
- Sub-letting will not be allowed so no buy-to-let brigade.
- The bidder must be the occupier unless they are buying for a direct relative (child for a parent).

Please refer to the legal pack for further information.

#### Auction Terms

This property is offered for sale by online conditional 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 and is being sold with a fixed fee. If you are the successful buyer, you will enter into a Reservation Contract with the seller. Exchange and completion will normally be required within 56 days, unless varied by the auction terms or Reservation Contract.

If you are planning to purchase with finance, you should inspect and consider the property carefully with your lender before bidding. At the end of the auction, the buyer will pay a Reservation Fee to reserve the property. Some sellers may consider a pre-auction offer and the lot may be sold before the auction.

#### Auction Fees

The following non-refundable auctioneer's fees apply and will need to be paid to the auctioneer before the Reservation Contract is completed:

- Buyer's Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £5,000 plus VAT, being £6,000 inc. VAT
- Search pack of £336 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. 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, 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 ///lowest.intent.bars

#### Tenure and Possession

The property is Leasehold. The lease term is for 990-year lease from 25th March 1984, meaning there are approximately 947 years unexpired. The auctioneer understand the service charge is £10,497.36 annually. The property is sold with vacant possession on completion. Please refer to the 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](https://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.

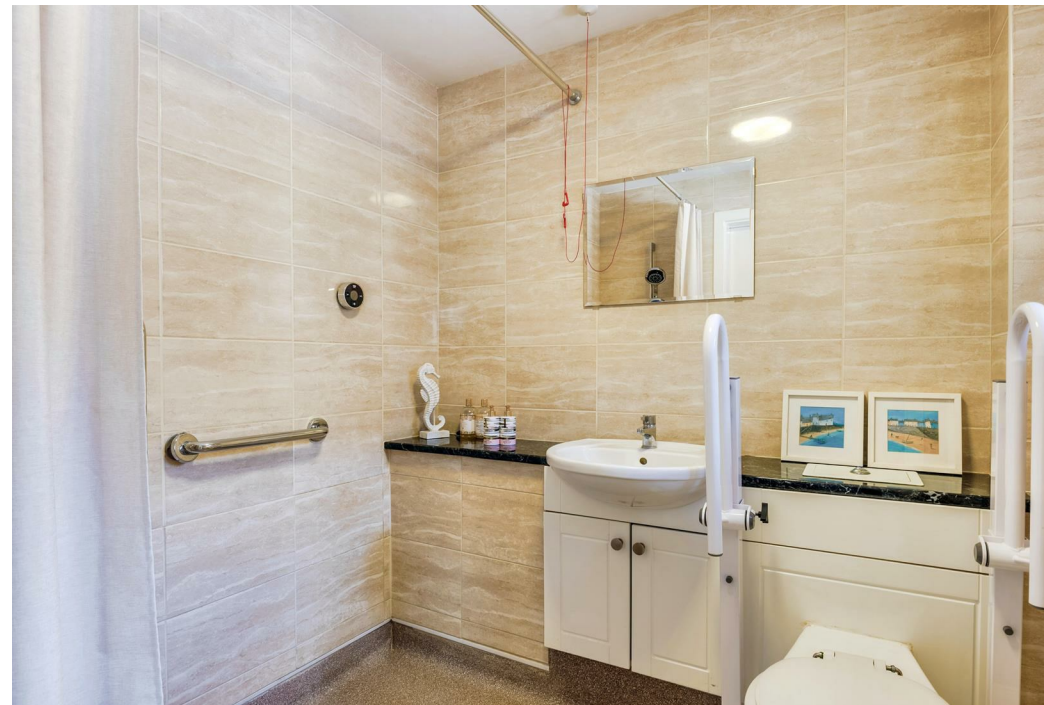
Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.

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.



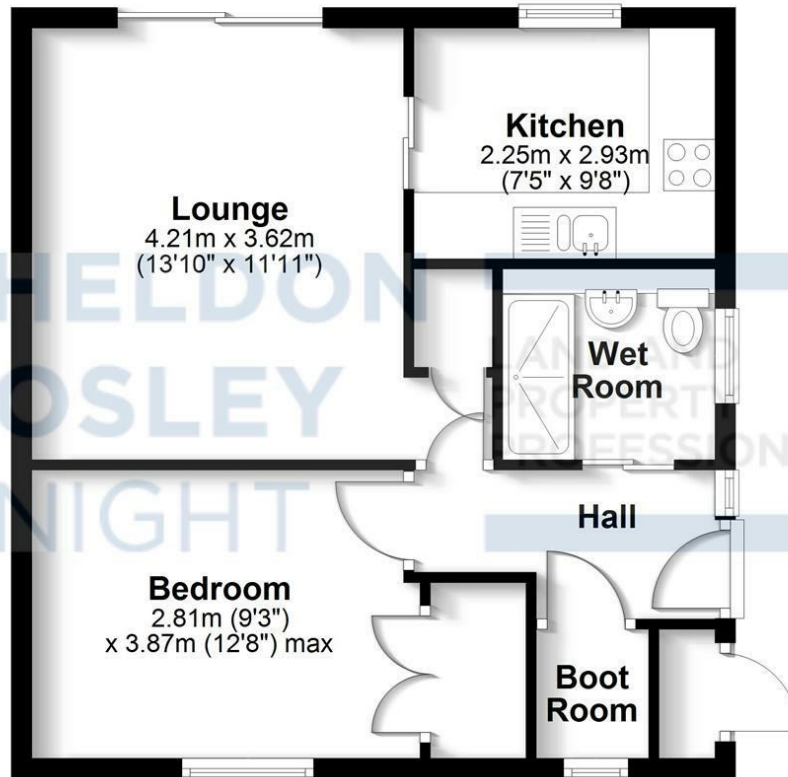




# Floorplan

## Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 47.5 sq. metres (511.3 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.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority  
Stratford-on-Avon District Council

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](http://sheldonbosleyknight.co.uk)



SALES

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#### 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.