

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 3

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”

**PRE AUCTION OFFERS**

On this occasion the vendors will NOT be considering pre auction offers.

**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

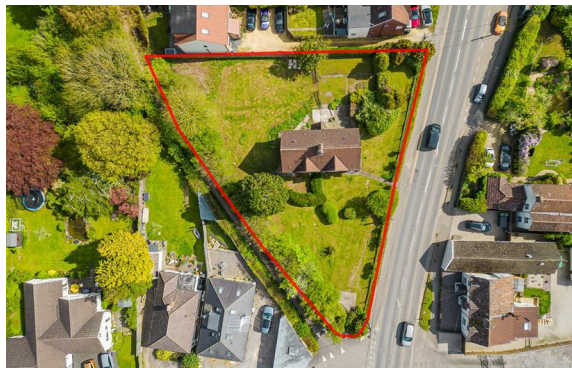
**EXTENDED COMPLETION**

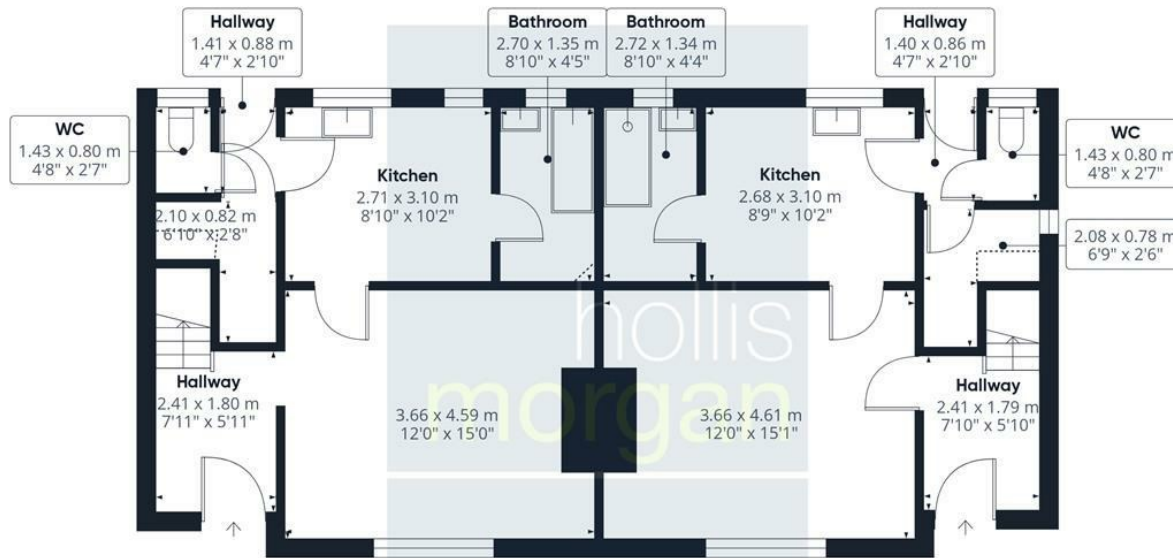
Completion is set for 4 weeks or earlier subject to mutual consent.

**IMPORTANT AUCTION INFORMATION**

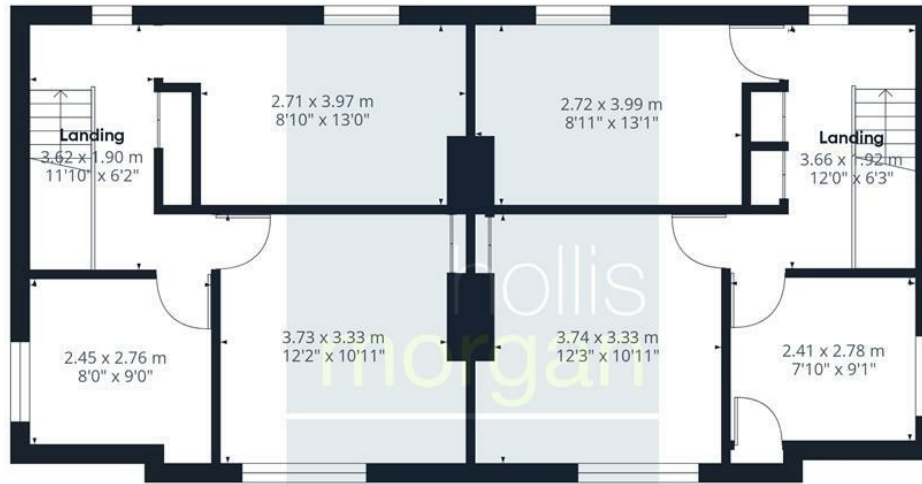
**VIEWINGS**

Please submit a viewing request online and we will contact you to organise an appointment.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

153.8 m<sup>2</sup>  
1653 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

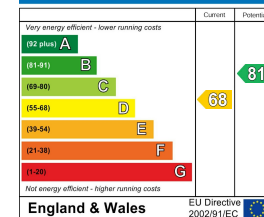
**Reduced headroom**

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

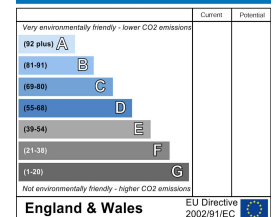
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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