

Bleachfield Street, Alcester, B49 5BA

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

Property Description

For Sale by Public Auction

A charming Grade II listed, two-bedroom period cottage occupying a central position, with accommodation arranged over three floors and an extensive rear garden extending to over 90 feet. Offered with no upward chain.

This characterful period cottage offers an excellent opportunity for buyers seeking a distinctive town centre property, whether for private occupation or investment.

The property retains a wealth of original and period features, including flagstone flooring, exposed wall and ceiling timbers, feature fireplaces and an attractive bow window to the living room.

The accommodation is arranged over three floors and comprises a living room, kitchen, inner hallway and ground floor WC. The first floor provides a double bedroom, family bathroom and separate WC, with a further double bedroom occupying the second floor.

Externally, the property benefits from a particularly generous rear garden, extending to over 90 feet, an unusual feature for a cottage in such a central location.

Accommodation

Ground floor: Living room, inner hallway, kitchen and WC.

First floor: Double bedroom, bathroom and separate WC.

Second floor: Further double bedroom.

Outside: Extensive rear garden extending to over 90 feet.





Key Features

- For Sale by Public Auction
- Unconditional Livestream Auction on 16th December at 1.00 pm
- Grade II listed character cottage
- Two double bedrooms
- Three-storey accommodation
- Rear garden exceeding 90 ft
- Alcester town centre location

Auction Guide
£160,000

Auctioneers' notes 1
The property is Grade II listed. Prospective purchasers should make their own enquiries regarding the implications of its listed status and any consents required for alterations or improvements.

Auctioneers' Note 2
The seller has advised that the side access is owned by the property (No. 8), with a right of way benefiting the neighbouring property (No. 10). The seller has also advised that part of No. 10 extends over the side access and is understood to comprise a flying freehold. This information has not been independently verified. Interested parties should refer to the legal pack and satisfy themselves regarding the ownership, title arrangements and extent of any rights or obligations affecting the property.

Auctioneers' Note 3
The seller has also advised that brickwork within the rear garden may indicate the footprint of a former structure. Neither the existence nor the previous use of any structure has been verified. No representation is made regarding the potential for future development, which would be subject to all necessary consents.

Auction Terms
This property is offered for sale by traditional 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 on the stated auction date by way of a live stream auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.
If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

Auction Deposit and Fees
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:
• 10% deposit, subject to a minimum of £5,000
• Buyer's Premium of £1,500 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. These additional costs may be payable on completion. 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
We understand that mains water, drainage, gas and electricity are connected to the property. None of the services or associated installations have been tested or independently verified. Prospective purchasers should satisfy themselves as to their availability, condition and suitability.

Directions
What3Words: ///overjoyed.contexts.rewriting

Tenure and Possession
The property and land are freehold. Vacant possession will be given upon completion, which is normally 20 working days after the auction. Please refer to the Auction Legal Pack for further details.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit:
passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/
You can opt to bid online, by telephone or by proxy.
The Auction Legal Pack for the lot you are interested in can be downloaded here:
auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk
All bidders must register before bidding, complete the required identity checks and be approved to bid.
Full details on how to register to bid, and a guide to buying at auction, can be found at:
sbkauctions.co.uk

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
Floor area 30.9 sq.m. (332 sq.ft.)

First Floor
Floor area 29.1 sq.m. (313 sq.ft.)

Second Floor
Floor area 16.8 sq.m. (180 sq.ft.)

Total floor area: 76.7 sq.m. (826 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Stratford-upon-avon

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

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The Property Ombudsman

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RICS

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.