

LAMORNA

STRATFORD ROAD, MICKLETON



LOVATT  ASSOCIATES
RURAL PROFESSIONAL CONSULTANTS



GUIDE PRICE: £450,000

SITUATION/DIRECTIONS

The property is located in the popular Cotswolds village of Mickleton. Chipping Camden is approximately 3.5 miles to the south, Broadway 6 miles to the southwest and Stratford upon Avon 7.5 miles to the north.

DESCRIPTION

The property consists of a three-bedroom detached house in approximately 1 acre of garden. It offers potential for refurbishment, modernisation and extension subject to necessary permissions. There will be the option for the successful purchaser to obtain a further 2 acres for £100,000, as shown hatched in blue on the plan.

TENURE & POSSESSION

Freehold.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. 01285 623000.

SERVICES

Mains water, drainage and electricity are connected to the existing property.

SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or applied. Any error or misstatement shall not annul the sale nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

VIEWINGS

Strictly by prior appointment with Lovatt & Associates Limited Tel: 01905 954575.

VENDORS SOLICITORS

Sarah Buchanan, Ladders Solicitors LLP, Glensandra House, 1 Montpellier Parade, Cheltenham, GL50 1UA.

METHOD OF SALE

The property will be offered for sale by Online Auction, see more information and bid on the Lovatt & Associate website.

Completion is due to take place 28 days after the auction or earlier if mutually agreed. The Property will be offered subject to an undisclosed reserve price and the vendor reserves the right, through the auctioneers, to bid up to these set reserve prices.

A legal pack will be available on Lovatt & Associates' online auction page and interested parties will need to register before accessing the legal documents.

For further information about the Online Auction process, please speak to the selling agent.

ADDITIONAL LAND

The successful purchaser can opt to purchase an additional 2 acres as shown hatched blue on the sale plan for the sum of £100,000 (one hundred thousand pounds). The option is to be exercised within 24 hours of the completion of the auction.

This land will be subject to an overage provision based on 50% of any uplift in value following the grant of planning permission for residential or commercial development for a period of 25 years.

CONDITION OF SALE

The Property will, unless previously sold or withdrawn, be sold subject to common auction conditions and special conditions of sale which may be found in the legal documents section on the Lovatt & Associates online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

A legally binding exchange of contracts occurs where the reserve is met, and the timer reaches zero. A holding deposit will be taken from the purchaser, and they have until 12pm the next working day to pay the balance of the deposit to total 10% of the purchase price.

IMPORTANT NOTICES

Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires.

The successful purchaser(s) will be liable to pay the sum of £5,000. From this, a buyer's fee of £3,600 (including VAT) is retained by Bamboo Auctions as a contribution towards online platform costs and £1,400 is payable towards the purchase price





PLEASE NOTE: Lovatt & Associates Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Associates has any authority to make or give representation or warranty on any property. Photos taken March 2025.



Prospect Gardens

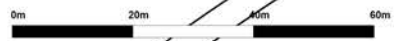
65.5m

Track

66.8m

B4632

Elland H



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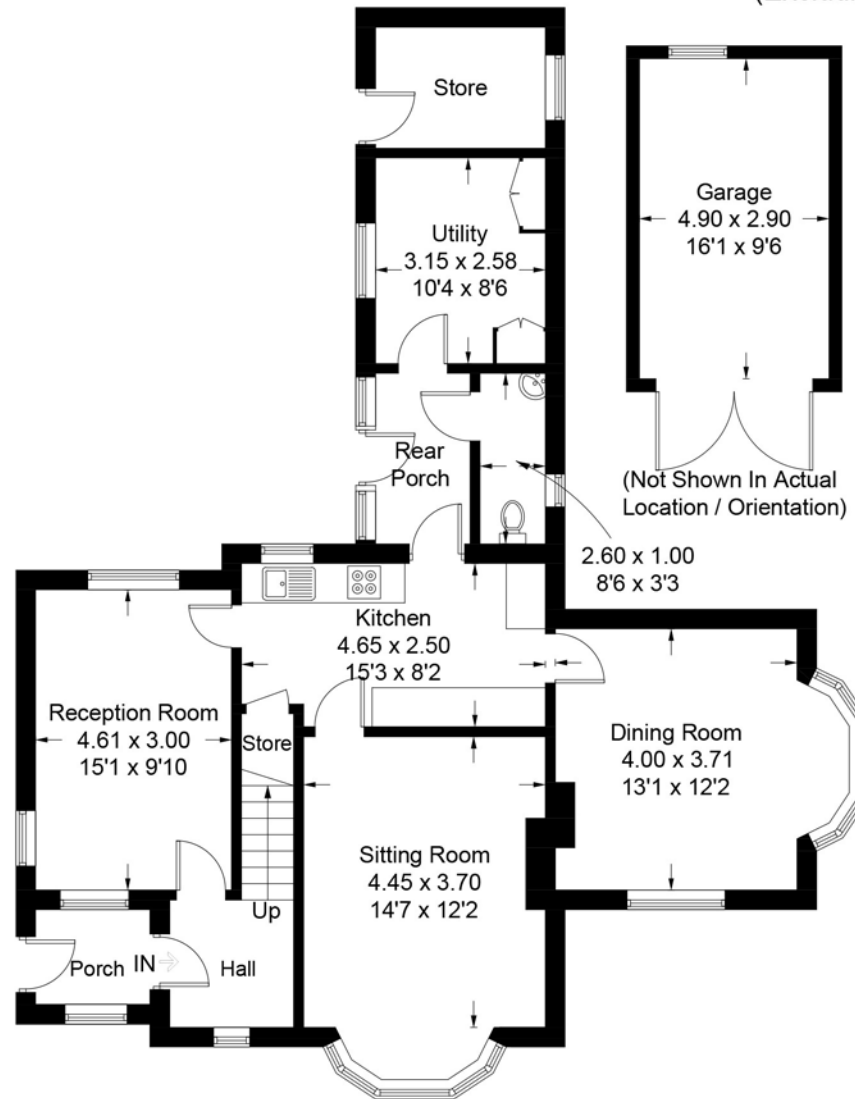
Lamora, Stratford Road, Mickleton

Approximate Gross Internal Area = 150.9 sq m / 1624 sq ft

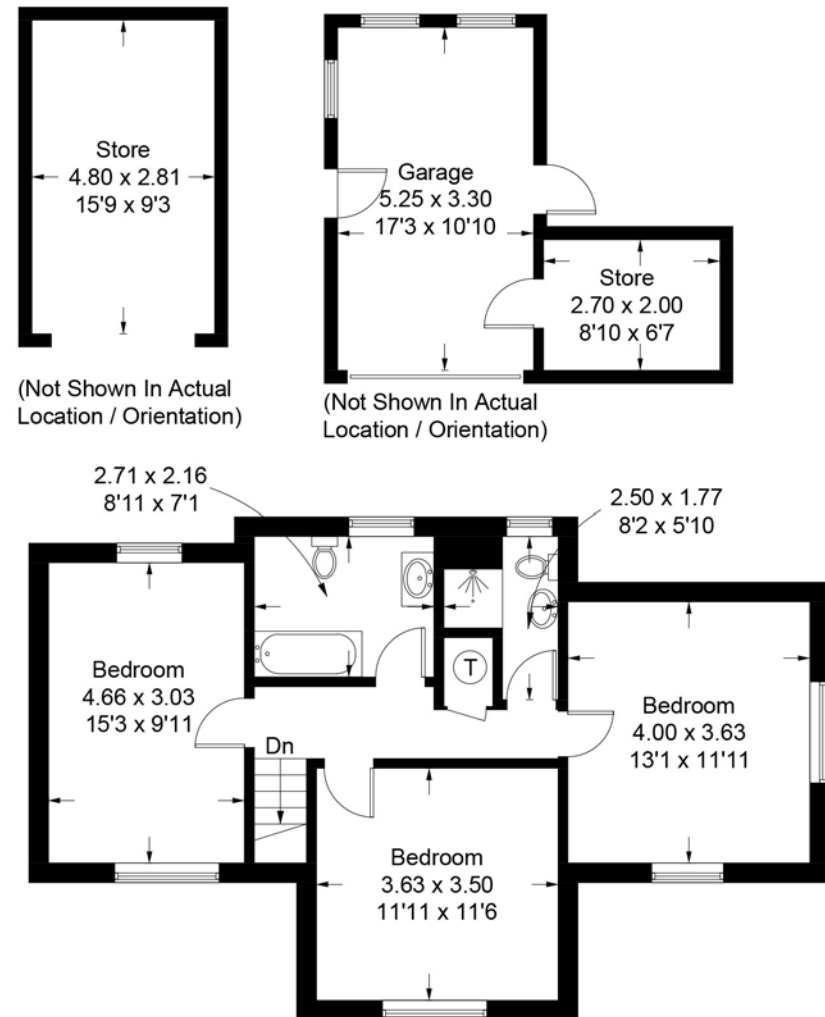
Outbuilding = 49.1 sq m / 528 sq ft

Total = 200 sq m / 2152 sq ft

(Excluding Porch)



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



Lovatt & Associates Limited, Moat Farm, Sinton Lane, Ombersley, Worcestershire, WR9 0EU
t: 01905 954575 e: daniel@lovattandassociates.co.uk www.lovattandassociates.co.uk