

BY DIRECTION OF THE COVENTRY DIOCESAN BOARD OF FINANCE LIMITED  
FOR SALE BY PUBLIC AUCTION ON THURSDAY 13 JULY 2017

# THE DOLES

PRIORS MARSTON, SOUTHAM, WARWICKSHIRE, CV47 7SS



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**GODFREY-PAYTON**  
CHARTERED SURVEYORS

By Direction of the Coventry Diocesan Board of Finance Limited

For Sale by Public Auction (unless previously sold) at The Holly Bush Inn, Holly Bush Lane, Priors Marston, Southam, CV47 7RW on Thursday 13 July 2017 at 6.30pm

## THE DOLES

PRIORS MARSTON, SOUTHAM,  
WARWICKSHIRE, CV47 7SS

**A two storey detached cottage in need of substantial repair and refurbishment together with a little under 42 acres in seven Lots situated on the Grand Union Canal.**

**Lot 1 – The Doles, Priors Marston**

### Description

A two storey cottage built of brick beneath a pitched slate roof thought to date from around 1890 and in need of substantial repair and may have potential for re-development of a replacement dwelling subject to the necessary Planning Consent.



The property enjoys a good size plot extending to 0.2 acres.

### Location

The property enjoys a most pleasant canal side setting adjacent to Marston Doles lock No. 16 on the Grand Union canal in the Warwickshire countryside.

The village of Priors Marston with school and Inns is about 1.5 miles whilst Southam town centre, which offers a good range of shopping facilities, is approximately 4 miles.

The larger centres of Warwick, Leamington Spa, Rugby and Banbury are all within comfortable travelling distance with easy access to the M40 motorway at Gaydon.

### Accommodation

**On the ground floor:-**

**Entrance Hall** with quarry tiled floor,

**Reception Room 1** (3.63m x 3.34m) with quarry tiled floor, ceramic tiled fireplace,

**Reception Room 2** (3.69m x 3.34m) with oak surround to old Range with built-in cupboards to side of the chimney breast, quarry tiled floor, **Kitchen** (4.75m x 3.10m) including old bathroom, stainless steel sink unit and brick floor,

**Utility Room** (3.42m x 2.30m)

**On the first floor:-**

**Landing,**

**Bedroom One** (3.72m x 3.71m) plus recess over the stairwell, original fireplace,

**Bedroom Two** (3.76m x 3.45m),

**Bedroom Three** (3.55m x 2.46m),

**Bedroom Four** (4.91m x 3.14m) with WC.

**Externally:-**

Attached to the cottage is a good size **outhouse** (6.4m x 3.82m) plus lean-to area (4.0m x 2.51m). There is a stable



door at the roadside end of the cottage. The property enjoys a good size plot of 0.2 acres. There is a small brick and tiled **privy**.

**Please note the property is in a dilapidated condition and extreme care must be taken when viewing.**

**Lot 2 – A useful block of pastureland** on the South side of the canal behind The Wharf, a pasture field extending to about 2.84 ha (7.02 acres)

**Lot 3 – Paddock adjacent to the canal and having long road frontage**

A block of pastureland enjoying good road frontage with some dilapidated buildings. 0.68 ha (1.70 acres)

**Lot 4 – Overgrown paddock with canal and road frontage**

enjoying canal frontage with good access on the South side of the Welsh Road. 0.52 ha (1.29 acres)

**Lot 5 – Amenity grazing land** opposite the cottage a small pasture paddock adjoining the canal amounting to 0.16 ha (0.41 acres)

**Lot 6 – A useful block of pastureland** in three enclosures of 7.32 ha (18.09 acres)

**Lot 7 – Block of land.** A pasture field previously in arable cultivation with road frontage 4.94 ha (12.22 acres)

#### Guide Prices

**Lot 1:** House and Garden extending to (0.2 acres)

**Guide price - £200,000**

**Lot 2:** Useful block of pastureland, 2.84ha (7.02 acres)

**Guide price - £59,000**

**Lot 3:** Paddock, 0.68ha (1.70 acres)

**Guide price - £10,000**

**Lot 4:** Paddock, 0.52ha (1.29 acres)

**Guide price - £10,000**

**Lot 5:** Amenity grazing land, 0.16ha (0.41 acres)

**Guide price - £5,000**

**Lot 6:** Useful block of pastureland, 7.32ha (18.09 acres)

**Guide price - £153,000**

**Lot 7:** Pasture field, previously in arable cultivation, 4.94ha (12.22 acres)

**Guide price - £103,000**

#### General Remarks & Stipulations

##### Tenure

The property is to be sold Freehold and will have the benefit of vacant possession upon completion.

##### Boundaries

Boundaries, where known, are shown by an inward 'T' mark but prospective purchasers should walk the boundaries and satisfy themselves as to maintenance responsibilities.

##### Services

Mains water and electricity are connected to the house. A drainage system will need to be installed.

##### Local Authority

Stratford upon Avon District Council  
Elizabeth House

Church Street, Stratford upon Avon,  
CV37 6HX

Tel: 01789 267575

Warwickshire County Council

Shire Hall, Warwick, CV34 4RL

Tel: 01926 410410

##### Council Tax Band

The property lies in Band A (£1,128.40)

##### Solicitors

Rotherham & Co, 8-9 The Quadrant  
Coventry, West Midlands, CV1 2EG

Tel: 02476 227331

Website: rotherham-solicitors.co.uk

##### Viewing

The house strictly by appointment with the sole agents. The land can be viewed on foot in daylight hours with a set of particulars.

GODFREY-PAYTON, 25 HIGH STREET,  
WARWICK, CV34 4BB

TEL: 01926 492511

FAX: 01926 410391

www.godfrey-payton.co.uk

##### Reserve

The property will be offered for Sale by Public Auction subject to a reserve price.

##### MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations 2003 we are required to obtain purchaser's proof of identity and intending bidders will need to provide a current passport, driving licence or credit card on signing the contract. Deposit payments can be made by cheque or Banker's draft.

##### CONDITIONS OF SALE

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendors' Solicitors. These Conditions may be inspected during usual office hours at the Vendors' Solicitors mentioned herein, or at the Auctioneers' Warwick Office during the five working days (exclusive of Saturday and Sunday) immediately prior to and exclusive of the date of the Sale. The Conditions will also be available for inspection in the Sale Room at the time of the Sale but they will NOT then be read. The Purchaser shall be deemed to have notice of such Conditions and/or all the Terms thereof and shall be deemed to bid in these Terms, whether he shall have inspected the Conditions or not.





Godfrey-Payton, 25 High Street, Warwick CV34 4BB  
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#### Important Notice:

1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.
2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.
3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further.