



Moorwood House, The Moorwood, Lydbrook, Gloucester GL17 9SU



**Sunderlands**

Residential Rural Commercial



**Moorwood House**  
**The Moorwood**  
**Lydbrook**  
**Gloucester**  
**GL17 9SU**

**For Sale by Online Auction on Friday**  
**30<sup>th</sup> September 2022 opening at**  
**9:00 am and closing at 4:00 pm**

Summary of features

- Detached stone-built cottage requiring complete restoration and modernisation
- Standing in grounds extending to approximately 1.5 acres
- Superb rural location
- Excellent renovation development opportunity
- Part of the Property is situated within the Wye Valley AONB

**Online Auction Guide**  
**£250,000**

**Description:**

A stone built detached cottage requiring complete restoration. The property has been unoccupied for many years and has suffered considerable disrepair to the extent that access internally is not available and potential purchasers must take all reasonable care when inspecting externally.

The property has a large footprint and stands fairly central to its site, which extends to around 1.5 acres in total (as identified on the attached plan). Part of the property is situated within the Wye Valley AONB.

It is an obvious redevelopment opportunity, but very much sold as seen with no undertakings or warranties as to description.

**Situation:**

Moorwood House occupies a superb rural location in the lower Wye Valley on the fringe of the renowned Forest of Dean.

The area is extremely sought after, being largely unspoilt. The Market Town of Ross on Wye is a short driving distance away of about 6.4 miles, together with a good range of local amenities in nearby Lydbrook. The M50 motorway connection is some 9.3 miles distance, with Gloucester and the M5 only around a 40 minute drive.

This is a perfect peaceful rural location, yet easily accessible to the national network.

**Services:**

We believe that the property has a mains water supply and a mains electricity supply, however, there is no documented evidence to support this. We also understand that the property has a septic tank drainage system within the boundary. Once again, we have no evidence to support this.

Purchasers must make their own enquiries and judgements.

**Tenure:**

Freehold.

**Mode of Sale:**

Online Auction: The property is to be offered **For Sale by Online Auction**. The Auction will open from **9.00 am – 4.00 pm on Friday 30<sup>th</sup> September 2022** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction.

The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days.

**Contract:**

A copy of the Contract and any Special Conditions of Sale will be made available on the Agents online webpage:

<http://onlineauctions.sunderlands.co.uk>

Please make any further enquiries direct to the Vendors Solicitors: Taylor Emmet, 20 Arundel Gate, Sheffield, S1 2PP.

FAO: Ross Ward

Email: [ross.ward@taylor Emmet.co.uk](mailto:ross.ward@taylor Emmet.co.uk)

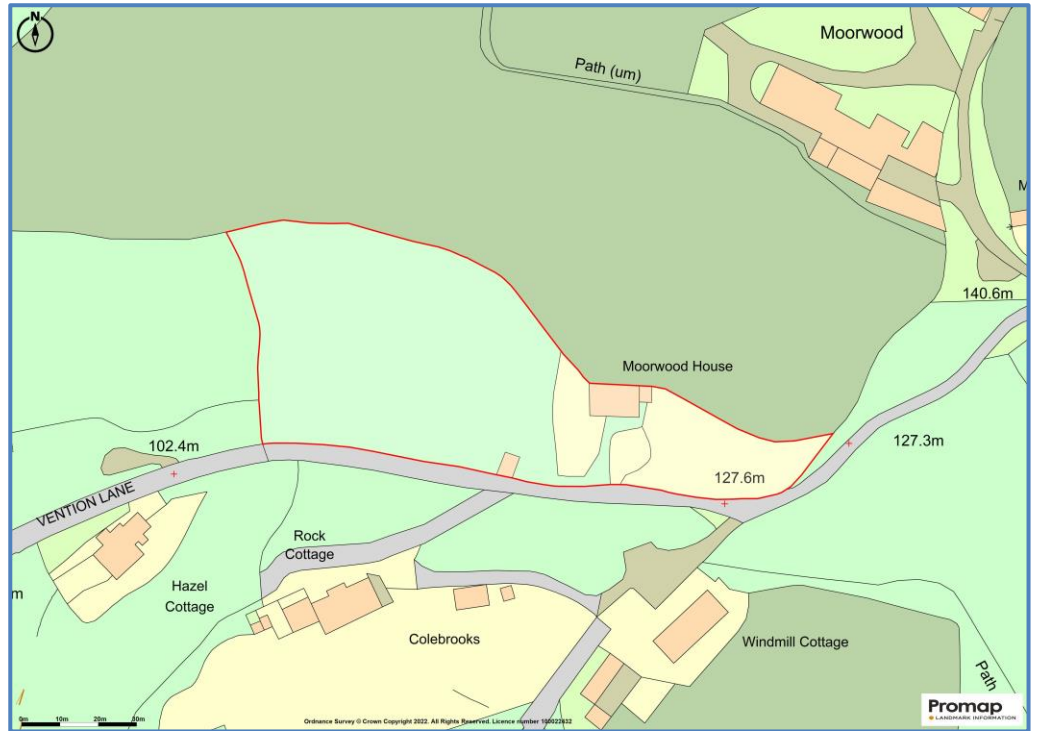
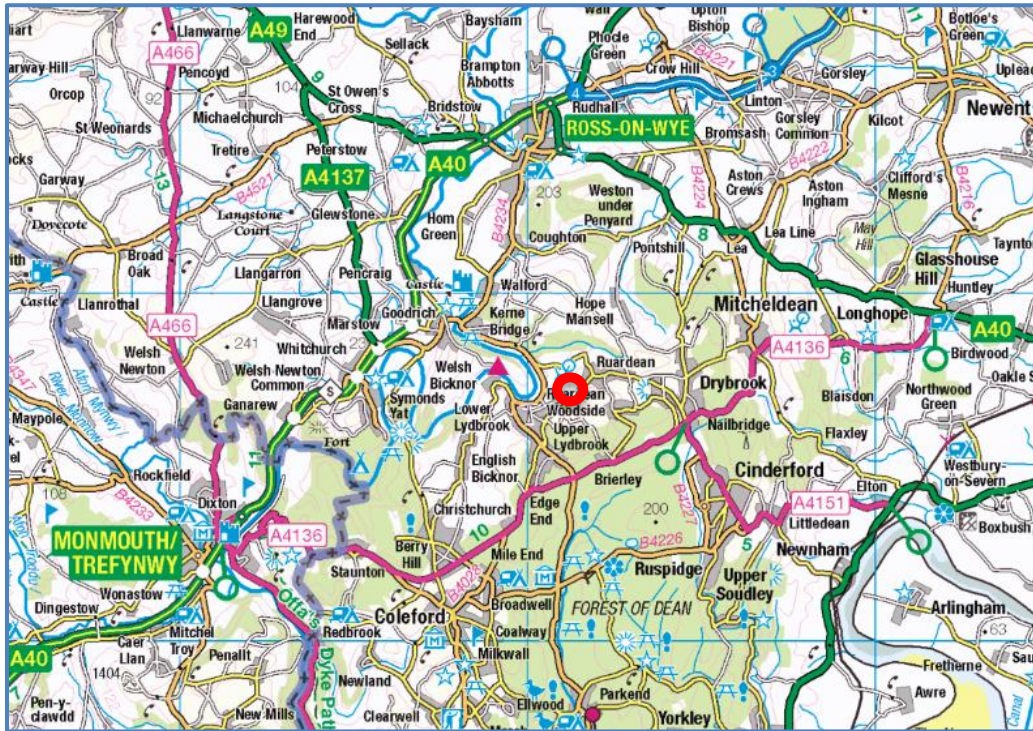
Tel: 01142 184047

Purchasers will be deemed to have bid on the basis of the contract and such conditions whether or not they have inspected them.

**Money Laundering:**

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.







### Auction Guide/Reserve Price:

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

### Agent's Fees:

The successful Purchaser(s) will be required to reimburse the Vendor's costs as outlined in the Special Conditions (clause 10).

### Viewing:

The property is in such a poor state we are unable to safely carry out viewings. **Buyers will have to inspect from a distance at their own risk only. Neither the Vendors nor their Agents will be responsible for any injury howsoever caused to potential buyers if they fail to observe these instructions.**



### Agent's Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

We understand that the utility searches are being undertaken by the Vendor and will be available via the Contract package, however potential Purchasers may wish to make their own enquiries.

### Condition Note:

The property is sold as seen and any clearing of the property will be the responsibility of the buyer.

### Vendor's Solicitors:

Taylor Emmet, 20 Arundel Gate,  
Sheffield, S1 2PP  
FAO: Ross Ward  
Email: [ross.ward@tayloremmet.co.uk](mailto:ross.ward@tayloremmet.co.uk)  
Tel: 01142 184047

### Directions:

At the Wilton Roundabout head Southwest on the A40 after approximately 3 miles take the lefthand exit towards Goodrich. In Goodrich after approximately 0.9 miles take the left hand turning onto the B4229, proceed over Kearne Bridge and then turn right at the junction to join the B4234. After approximately 2 miles take the lefthand turning after the bus stop onto Vention Lane. After approximately 700 yards the property will be situated on your lefthand side.

**Postcode: GL17 9SU**

**What3Words:///merge.stooping.stub**

### Sunderlands

#### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: [hereford@sunderlands.co.uk](mailto:hereford@sunderlands.co.uk)

#### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: [hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

**rightmove**  
find your happy

**Zoopla.co.uk**  
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.