



HAYMAN-JOYCE

DALE HOUSE

HIGH STREET
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0AD

BEAUTIFUL DOUBLE-FRONTED
LISTED COTSWOLD STONE
PROPERTY WITH WEST-FACING
GARDEN AND PARKING, IN THE
CENTRE OF MORETON-IN-MARSH

FOR SALE BY ONLINE PUBLIC AUCTION

(unless previously sold or withdrawn)

on

Wednesday 14th January 2026

at 6pm

Auction Guide Price

£600,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



SITUATION

- Attractive Gloucestershire town
- Comprehensive facilities including doctors, hospital, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market
- Within the catchment area for the non-selective secondary school with sixth form and academy status at Chipping Campden
- The award-winning Daylesford Farm Shop is about 8 miles away
- The Members' Club, Soho Farmhouse, is about 16.5 miles away
- Mainline station with train services reaching Oxford (40 minutes) and Paddington (92 minutes)
- Other towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

THE PROPERTY

- Early 19th Century Grade II Listed substantial double-fronted Cotswold stone terraced property with a wealth of period features, such as flag stone flooring, fire places and exposed beams
- Part way through a refurbishment in need of substantial work
- The kitchens and bathrooms have been removed
- Double-fronted main reception to the front of the building
- Rear vehicular access via a right of way from Hospital Road to a parking area for multiple vehicles
- West facing garden
- Separate shed with electricity supply
- Shared side access to the High Street

ADMINISTRATION FEE

- The successful purchaser will be liable for an administration fee of £1,200 (£1,000 plus VAT), payable to Hayman-Joyce

RESERVE PRICE

- The property will be offered subject to an undisclosed reserve price and the vendor reserves the right for the Auctioneers to bid on their behalf up to the reserve price

LEGAL DOCUMENTATION

- The Contract, Conditions of Sale and Searches can be accessed by registering on our website

MONEY LAUNDERING REGULATIONS

- Anyone wishing to bid on the online auction will be required to provide proof of identity and address before being able to bid
- Photographic ID, such as passport or driving licence, and proof of address, such as a utility bill (no older than three months) or a current council tax bill (mobile bills are not accepted)

SOLICITORS

- Paris Smith LLP., Number 1 London Road, Southampton. SO15 2AE. Tel: 023 8048 2224
- For the attention of Emma Cory-Wright
- Email: emma.cory-wright@parissmith.co.uk

ONLINE AUCTION

- To bid in the auction please visit our website, click on the property (bottom of our homepage as a highlighted property) and follow the link on the properties page and you will be asked to register, complete your AML checks, and provide card details, to enable you to bid in the online auction

PLANNING

- The main retail ground floor had planning permission for a change of use to a one-bedroom ground floor apartment with kitchen, dining room, sitting room, bedroom and bathroom: Cotswold District Council (CDC) ref: 20/01115/FUL Work at the property has commenced, however a buyer must make their own enquiries as to whether this is accepted by CDC as a material start
- The retail Barn to the rear had planning permission for a change of use to a two-bedroom cottage with open plan kitchen living room overlooking the garden: Cotswold District Council ref: 22/02551/FUL Work at the property has commenced, however a buyer must make their own enquiries as to whether this is accepted by CDC as a material start
- The first-floor accommodation to the front has residential planning status and had been occupied as a three-bedroom apartment for many years

OUTGOINGS

Dales House Antiques

- Rateable Value for 1 April 2023 to present - £22,750

Dale House Apartment

- To be assessed

DIRECTIONS

- The property will be found at the northern edge of town on the west side of the High Street

TENURE & POSSESSION

- Freehold with vacant possession on completion

SERVICES

- Main water, electricity, gas and drainage are connected
- Average broadband speeds advertised within this post code are up to 73.4 Mbps if provider is BT

VIEWING

- Strictly by prior appointment with the sole selling agents:

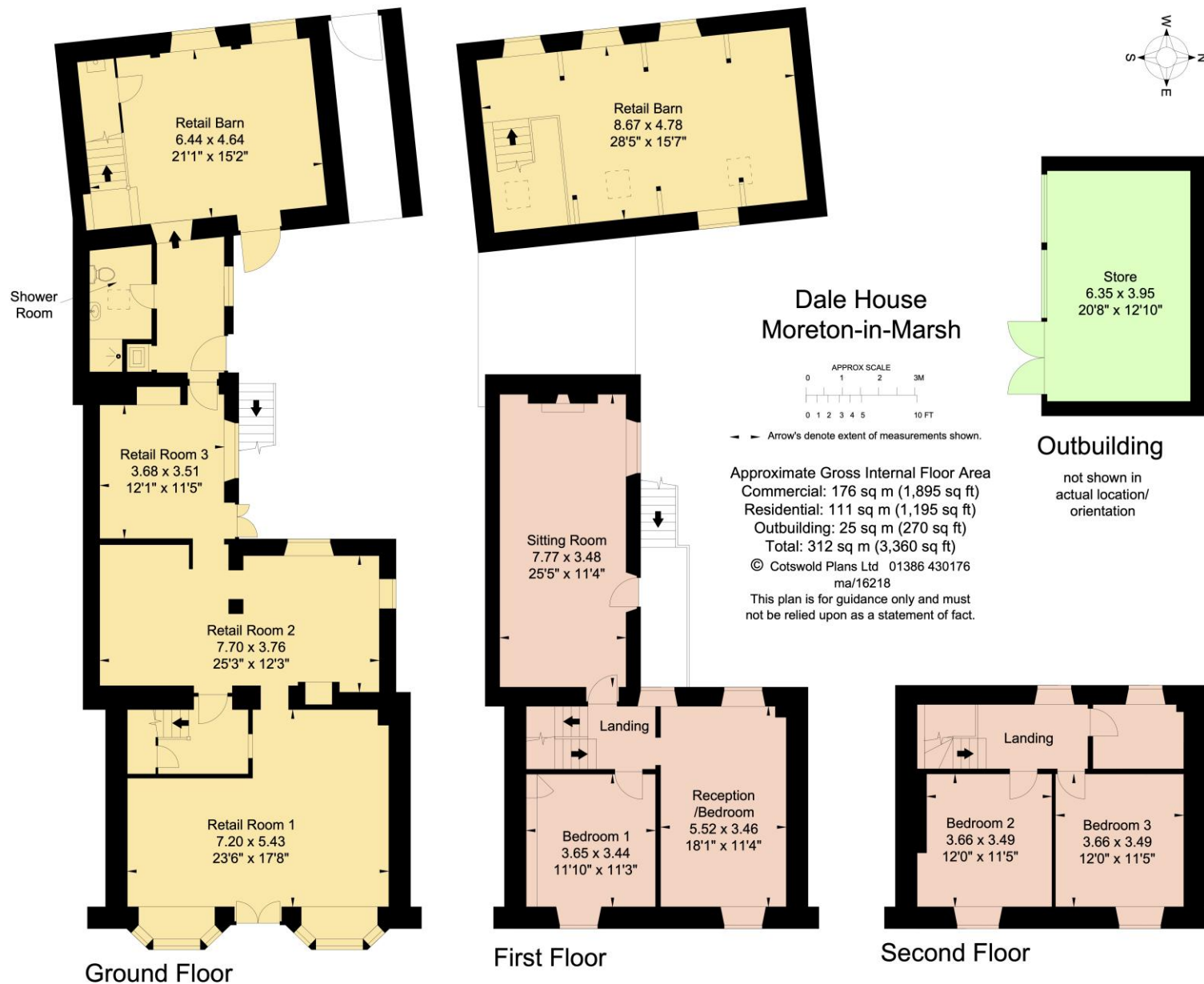
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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

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HAYMAN-JOYCE

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