

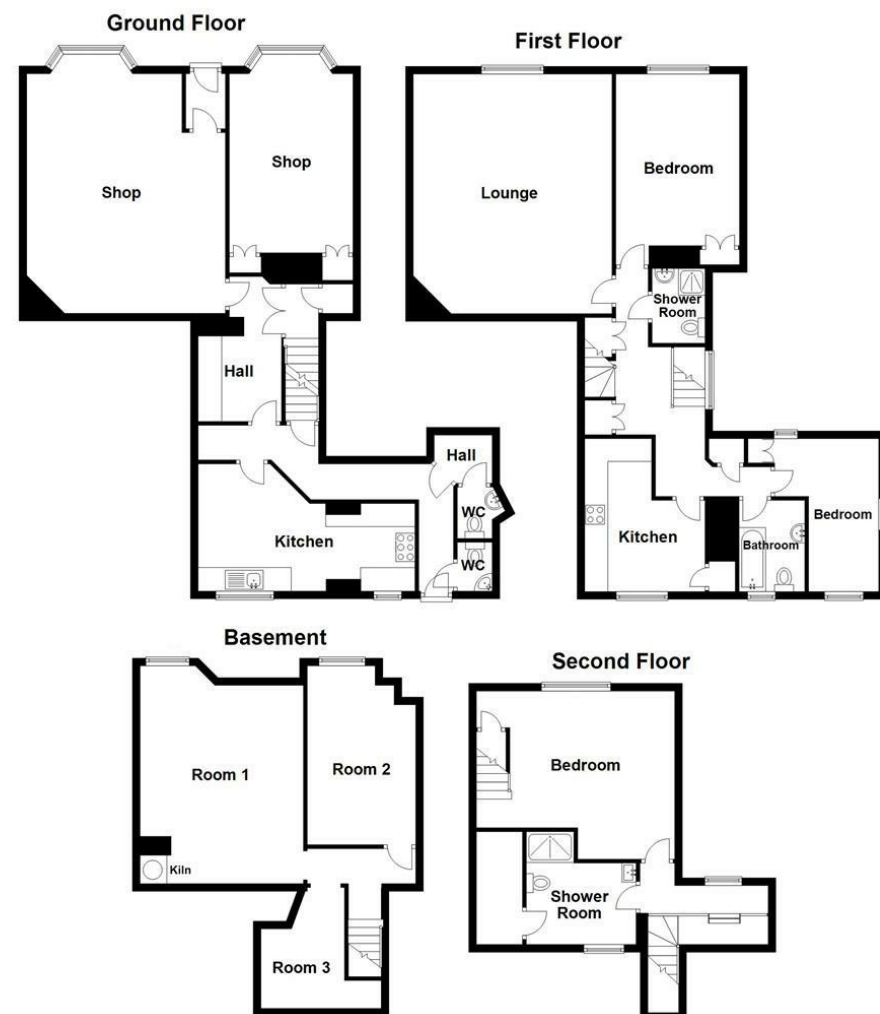
**Auction
House**

BEDS & BUCKS

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House**

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23 Market Square, Winslow, Buckingham, Buckinghamshire, MK18 3AB



Not to scale. For illustrative purposes only



For Auction, GUIDE £200,000 to £250,000

** FOR SALE BY AUCTION ON WEDNESDAY, 13th AUGUST 2025 COMMENCING AT 1PM

** SALE VIA A LIVE-STREAMED AUCTION ** GUIDE PRICE £200,000 TO £250,000 ** VIEWINGS BY APPT SATURDAY 12/07/25 10:30-11:30, SATURDAY 26/07/25 10:30-11:30 ** FRIDAY 2ND AUGUST 5PM TO 6PM ** This beautiful looking Grade 2 listed FREEHOLD historic building is offered to auction with recent planning & listed building consent to convert from commercial premises to create two new dwellings and retain one commercial unit. The property was formerly a Tea Shop with living accommodation on the top two floors. Floorspace is in excess of 3000 sqft with a basement divided into three rooms, ground floor with two retail areas, kitchen, two cloakrooms, first floor with two bedrooms, living room, bathroom, shower room and top floor with bedroom and bathroom. Outside there is a rear garden with gated rear access that would serve as access for one of the new dwellings. The property is in need of works and refurbishment, but offers a great opportunity for development and re-sale or retention with significant rental income possible on the completed project. There may also be scope to acquire consent to convert into a single residential abode, which (if permission was granted) would make an outstanding landmark residence. Located in the pretty Historic Market Town of Winslow in a truly beautiful setting.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

ENTRANCE HALL

4'9 x 3'5

Door to

ROOM ONE

20'7 x 17'2

Bay window to front, corner fireplace, door to hallway, door to



ROOM TWO

15'5 x 10'8

Bay window to front, two integrated cupboards.



HALLWAY

12'6 x 7'2

Stairs leading to 1st floor, integrated cupboard, fitted countertop with storage space, door to

CONNECTING HALLWAY

Leading to the rear exit, with stairs to basement and doors to

KITCHEN

18'8 x 11

Basic kitchen with fitted units and sink, two windows to rear

CLOAKROOM

With sink and WC

SECONDARY CLOAKROOM

With sink and WC

1ST FLOOR LANDING

With stairs to 2nd floor, window to side, integrated cupboards, door to

LOUNGE

21'6 x 17'2

Window to front, corner fireplace



KITCHEN

13'2 x 10'7

Wood fronted fitted kitchen with a good range of units and space for appliances, window to rear



BEDROOM ONE

16'5 x 10'7

Window to front

BEDROOM TWO

12'3 x 9'8

Windows to three aspects

BATHROOM

7'10 x 5'8

Window to rear, free standing bath, sink and WC

SHOWER ROOM

With shower cubicle, sink and WC

2ND FLOOR LANDING

Door to

BEDROOM THREE

17 x 14'6

Integrated cupboard, stairs leading to roof access

SHOWER ROOM

8'1 x 7

With shower tray, WC, sink unit and access to eaves storage

BASEMENT

Comprises of three rooms: Room 1 (7 x 14'1) with window and natural light, Room 2 (16'1 x 9'4) With window and natural light, Room 3 (10'5 x 7'4)

OUTSIDE

Enclosed garden to rear with gated rear access.



PLANNING

There will be further planning information added to our Auction Site and the full application is available to view on Buckinghamshire Council's planning portal with the following reference 24/01759/APP

SERVICES

No appliances or services have been tested

COUNCIL TAX

If the living space is used for accommodation it is currently classified as Council Tax - Band D, Dacorum council

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £4800 (£4000 plus vat)

HOW TO GET THERE

From the A41, follow on to the A413 through the villages of Hardwick and Whitchurch and it will lead you to Winslow High Street where market square will be immediately on your left.



DOISA/2606SA0106

For further information on viewing call 01908 030127