

At Home

Summer Collection 2024



PerryBishop

PROPERTY MADE PERSONAL

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Ms Hawley - Cotswold Resident

ThomasLegal

Town & Country

01452 657 950

property@thomas.legal

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more



welcome...

After such a wet winter and early spring, it is a joy to be entering a much drier, sunnier, and more positive period of summer. The property market can be fickle, and we have certainly seen much higher levels of activity in the housing market with the onset of longer days, warmer temperatures, and sunshine! It really does make a difference to how we feel and behave, and this is reflected in excellent levels of viewings and sales.

Activity historically begins to rise in a spring market in Oxfordshire before travelling across Wiltshire and Gloucestershire and all our offices are now experiencing very good levels of new property with some exciting and varied homes coming to the market. The number of applicants registering and viewing our property stock is also good and demand for rental homes remains extremely high although it is currently cheaper for first time buyers to buy than to pay rent subject to mortgage criteria. The higher value homes on the market are taking longer to sell and this may be reflected in the anticipation of a summer election. History tells us that once the election is underway the market will remain subdued until the result is known, and the new term of government begins. It is usual to see normal levels of activity resume very soon after a majority win.

This summer really is the time to make the most of the market if you would like to make your move happen before the end of the year.

With average transaction times taking a whopping 154 days between agreeing a sale and legal completion, (Rightmove Market Update May 2024) we remain focussed on providing you with a professional service throughout the selling process but with particular focus on the sales progression once you have accepted an offer. By this attention to detail our average days between agreeing a sale and legal completion in April 2024 were 107 - 47 days faster than the national average. However, we feel this is still way longer than it needs to be. Our solution has been to introduce Move Ready packs to help speed up the process, minimise sale fall throughs and give more certainty to both the seller and the eventual buyer. This is a service offered to all sellers when they instruct us to market their home. We have just had our first completion of a sale with Move Ready and are delighted to report it only took 56 working days from agreeing the sale to exchange of contracts. We do expect this to average out closer to 60 - 70 days taking into account sales with longer chains but all parties involved in the transaction were happy that steps were taken at the point of the property coming to the market, to ensure as few delays as possible.

Do please get in touch to ask for more information or visit our website (www.perrybishop.co.uk) and we would be very happy to help you move.



Sarah Benson

Director

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Helping land owners and developers across the South West.

we've got you *covered*

Looking to sell in Gloucestershire, Oxfordshire or Wiltshire?

CHELTENHAM

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CHIPPENHAM

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TETBURY

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tetbury@perrybishop.co.uk



**your local property experts covering
Gloucestershire, Oxfordshire and Wiltshire**

we love it here





cheltenham
& leckhampton

Meet the team...

Meet our Cheltenham & Leckhampton team who are all local to the area and committed to providing an exceptional service whether you're buying or selling. With years of experience between them and a proactive approach they will provide you with a quality service and guide you through each stage of your journey.



Gavin Wallace
Residential Director



Sophia Binns
Associate



Ruth Maskrey
Client Manager



Neil Buck
Associate



Ian Perry
Consultant Chartered Surveyor



Dawne Coles
Viewing Assistant



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For Cheltenham properties:

01242 246980

For Leckhampton properties:

01242 246982

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Mortgage & Protection Advice Mortgage Advice Starts With A Trusted Relationship



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Whether you are buying your first home or moving house, there is a product out there that fits your needs. You can trust us to find and arrange the most suitable product for you.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.
There will be a fee for our services, the exact amount will depend on your circumstances and precise details will be given to you on initial enquiry and you will not be expected to proceed until you have had the fee details in writing and have agreed the fee amount. The Financial Conduct Authority does not regulate some forms of buy to lets. The Bureau 4 Mortgage Advice Ltd is an appointed representative of HL Partnership Limited, which is authorised and regulated by the Financial Conduct Authority. Registered Office: The Bureau 4 Mortgage Advice Ltd, 4 Opal Road, Swindon, SN25 2SS



Situated on a beautiful tree lined road in this sought after location.

**Leckhampton
Guide Price £1,000,000**

Leckhampton: 01242 246982

A simply stunning five bedroom detached period home with large gardens and outbuilding.

- Beautifully decorated
- Well fitted kitchen/dining room
- Ample living space
- Off street parking
- EPC - D



**Cheltenham
£850,000**

Cheltenham: 01242 246980

A beautifully presented and extended four-bedroom semi-detached 1930s house occupying a spectacular location along a treelined road in central Cheltenham.

- Four bedrooms • Two bathrooms • 20' fitted kitchen/breakfast room
- Large garden • Garage & off road parking • EPC - D



**Leckhampton
SSTC**

Leckhampton: 01242 246982

The property is deceptively spacious and provides light and airy living accommodation, within a highly sought after location.

- Contemporary kitchen/family/breakfast room
- Four bedrooms • Westerly facing rear garden • Garage • EPC - D



Leckhampton
Asking Price £415,000

Leckhampton: 01242 246982

Beautifully presented period town house situated in this convenient location close to The Suffolks and the Bath Road.
Light & airy accommodation • Two double bedrooms
Spacious open plan sitting/dining room
Rear enclosed courtyard garden • EPC – C



Cheltenham
Asking Price £375,000

Cheltenham: 01242 246980

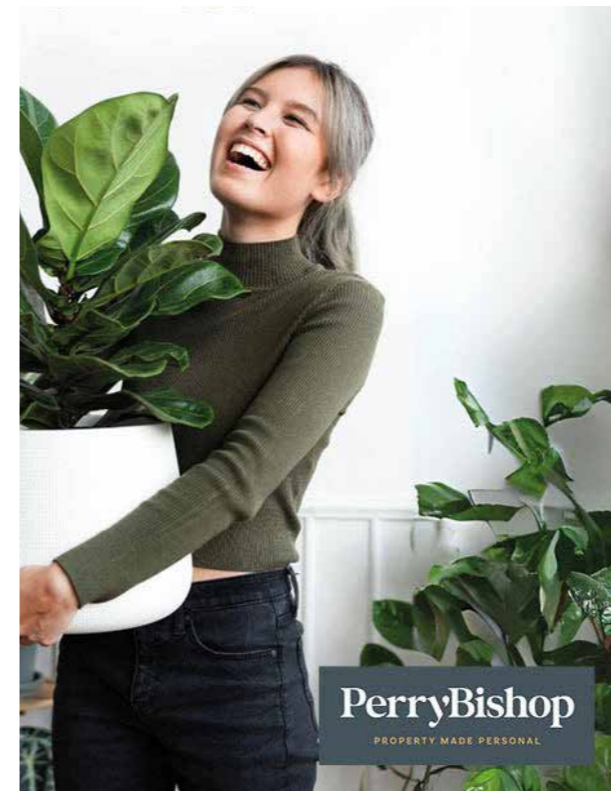
A beautiful example of a classic Grade II listed Cheltenham period apartment located in the heart of Regency Lansdown.
Stylish finish throughout • Two bedrooms
Two balconies • Two off road parking spaces • EPC – Exempt



Move Ready

a seamless and stress-free move

We've introduced a new conveyancing process designed to streamline your buying and selling experience, by providing a substantial amount of legal information upfront.



Since launching our innovative 'Move Ready' Scheme, we have had our first completion on a sale and are delighted to report it only took 56 working days from agreeing the sale to exchange of contracts.

We aim to expedite the selling process and minimise the risk of sale fall-throughs and therefore, make the journey as smooth and efficient as possible.



Scan the QR code or call us today to learn more about how 'Move Ready' can assist you with a seamless and stress-free move.



cirencester & fairford

Substantial detached family home situated within this popular and conveniently located village

Four bedroom detached family home set in well tended private rear gardens with a rural backdrop

- Three receptions
- Well fitted kitchen/breakfast room
- Conservatory
- Double garage
- EPC - D

Coates
Offers in Excess of £1,000,000

Fairford: 01285 711444



Meet the team...

Meet our Cirencester Team who are passionate about their roles bringing a wealth of expertise and knowledge of the local area ensuring a seamless and rewarding experience. Whether it's assisting clients in finding their dream home or navigating the complexities of property transactions, our team is here to provide exceptional service and support. Trust in our team to guide you through your journey with confidence and care.



Jim Chamberlayne
Senior Associate Director



Simon Wilkinson
Associate



Lynne Rollings
Client Manager



Stephanie McPherson
Client Manager



Lucy James
Client Manager



Jade Allen
Sales Progressor



2 Silver Street,
Cirencester
GL7 2BL

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Leigh
Guide Price £925,000

Stunning family home in semi-rural location set in circa 4 acres.
Four bedrooms • Stunning kitchen/dining/family room
Detached double garage • Stables and hay barn • EPC - TBC

Cirencester: 01285 655355



Ampney Crucis
Offers in Excess of £500,000

Situated on the edge of the sought after and conveniently positioned Cotswold village
Well presented • Three bedrooms • Southerly facing courtyard garden
Ample off street parking • EPC - E

Cirencester: 01285 655355



Cirencester
Asking Price £640,000

A striking end of terrace four/five bedroom Victorian town house
Elevated rural views • Generous kitchen/breakfast room
Integral garage with studio above • Off street parking
EPC - D

Cirencester: 01285 655355



Baunton
Asking Price £385,000

A charming Grade II Listed period Cotswold stone home, converted from an old granary building.
Forming part of a delightful courtyard development
Well fitted kitchen/dining room • Triple aspect sitting room
Off street parking • EPC - Exempt

Cirencester: 01285 655355



bower bailey

SOLICITORS

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Bower Bailey Solicitors have a long standing association with Perry Bishop. Together we have a proven track record of providing a friendly, efficient and straight forward service to meet your property needs.

Specialists in residential property transactions including:

- Sales
- Purchases
- Remortgages
- Freehold and leasehold property

Contact us for preliminary advice and an estimate of fees.



Contact: Eugene Murphy
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Contact: Lizzy Valentine
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T: 01793 610466

Bower Bailey Solicitors, Cambridge House,
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For a full list of services please visit:

www.bowerbailey.co.uk

Keen to move but struggling to find your next home?

Whether you are thinking about downsizing and releasing equity, moving to a larger home or would just like a change, our experienced team are here to help you start your next chapter.

Our team are here to help you start your moving journey and can come out to provide you with an accurate and detailed valuation

Alternatively, if you would prefer to start with a gentler approach to marketing until you have identified a suitable property to move to, you can take advantage of our 'Market Ready' service.

We look forward to helping you with your next move.



Scan the QR code to learn more about Market Ready

PerryBishop

Property made
personal

We care about property.
We care about you





faringdon

Faringdon Tower Folly

CENTRAL SURVEYING

Knightsbridge | Cirencester | North Cotswolds



CHARTERED SURVEYORS AND PROPERTY CONSULTANTS
FOR LONDON AND THE SOUTH WEST

Meet the team...

Meet our Faringdon team who are here to support both sellers and buyers looking to move within this Oxfordshire Market Town and surrounding villages. With an intimate knowledge of the local market and a genuine passion for helping our clients achieve their property goals, our team brings a wealth of experience and expertise whether selling your home or searching for your dream property, trust our Faringdon team to guide you throughout your journey.



Sarah Benson
Director



Lucy Harris
Associate Director



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Harriet Davies
Associate



Gerry Millington
Customer Manager



Kirsty Bayliss
Customer Manager



Amy Johnson
Customer Manager



Abby Valentine
Customer Manager



Anne-Marie Bayliss
Viewing Assistant

ABOUT CENTRAL SURVEYING

Central Surveying provides professional surveying and property consultancy services for residential and commercial clients in the South West and London.

With offices in Cirencester, Gloucestershire and Knightsbridge, central London, we work across all aspects of the sector, including providing specialist surveys for stone-built period properties typical throughout the Cotswolds, as well as high value houses and leasehold flats in central London.

"There is hardly anything in the world that some man cannot make a little worse and sell a little cheaper. Quality is never an accident. It is always the result of intelligent effort"

*John Ruskin
(1819-1900)*

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Situated in a most picturesque setting with unencumbered views of White Horse Hill.

Woolstone Offers in Excess of £1,250,000

Faringdon: 01367 240356



A truly superb family home dating back to around 1850 which has been lovingly restored and extended to an exceptional standard.

- Three/four bedrooms
- Stunning orangery
- Approx ¾ acre gardens
- Double garage with annexe potential
- EPC – E



Faringdon
Asking Price £1,250,000
Faringdon: 01367 240356

An individual and unique detached home close to all local amenities.
Seven bedrooms • Annexe potential • Six receptions
Car port & double garage • EPC - C



Faringdon
Asking Price £650,000
Faringdon: 01367 240356

Situated in in the very heart of Faringdon and offering utmost privacy with enclosed walled gardens.
Three bedrooms • Open plan kitchen/dwining area
Light & spacious accommodation • Off street parking with electric charging point • EPC - D



Stanford-in-the-Vale Asking Price £750,000

Faringdon: 01367 240356

A truly exceptional home that has been extended and refurbished throughout situated in this well placed village
**No onward chain • Potential annexe • Three/four bedrooms
Private garden • EPC - B**



Hinton Waldrist Offers Over £550,000

Faringdon: 01367 240356

A modern four bedroom detached house situated in this charming village.
**Dual aspect sitting room with wood burner • Well fitted kitchen
Pretty enclosed gardens • Garage • EPC - D**



“ Thank you for your brilliant work, professionalism and patience in supporting this transaction. It wasn't always easy and the pressure was really on, we literally couldn't have done it without you. We've been 'moved in' for a week now and couldn't be happier in the new house. **”**
CONVEYANCING CLIENT



EXPERT LEGAL ADVICE FOR YOU OR YOUR BUSINESS WITH A TRULY PERSONAL SERVICE

At Hughes Paddison we understand how important your property purchase is to you. That is why we have a dedicated team of conveyancing professionals at our Cheltenham office, who will handle your transaction for you, keeping you informed every step of the way.

We see you as a person and not just a transaction, so the person you meet will be the person that will look after you right through to a successful completion. It is this personal approach, backed up by expert, local knowledge that keeps our clients coming back time again.



stroud valleys

Stroudwater Canal

Meet the team...

Meet our team at Stroud Valleys who have many years experience between them and a wealth of knowledge in the property market to ensure your next move, whether it is buying, selling or letting, runs as stress-free and smoothly as possible. Our highly trained team will ensure you achieve the best results and keep you informed throughout the process and provide expert knowledge throughout. You're in safe hands.



Shirley McCoy
Senior Associate Director



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Client Manager



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Karen Watson
Client Manager



Paula Kister
Client Manager



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Shirleen Christie
Viewing Assistant



Offering a tranquil retreat from the hustle & bustle of city life.

A spacious detached house offering a blend of rural charm and modern comfort with contemporary finishes and ample natural light to create a bright and welcoming atmosphere.

- Immaculately presented
- Five bedrooms
- Spacious garden & paddock
- Outbuilding/home office or studio space
- EPC - D

Hardwicke
Guide Price £950,000

Stroud Valleys: 01453 836736





Stonehouse
Guide Price £650,000

Nestled in this sought after area conveniently located for local amenities, schools and transport links.
Four bedrooms • Flexible living accommodation • Beautifully presented
Good sized gardens • EPC - D

Stroud Valleys: 01453 836736



Chalford
Guide Price £495,000

A charming and well-maintained period semi-detached cottage located in a picturesque setting.
Sought after location • Far reaching views • Three bedrooms
Three receptions • EPC - D

Stroud Valleys: 01453 836736



Stroud
Guide Price £485,000

A charming period end of terrace cottage situated in this scenic location offering a perfect blend of tranquillity and accessibility to local amenities.#
Chain free • Three bedrooms • Large garden
Off street parking • EPC - D

Stroud Valleys: 01453 836736



Watledge
Guide Price £425,000

A period semi-detached cottage offering a perfect blend of character and modern comforts situated in this sought after location.
Stylish and well maintained • Two bedrooms
Well appointed kitchen • Tranquil courtyard gardens • EPC - D

Stroud Valleys: 01453 836736

House & Grounds

Not for sale



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Clayesmore is a true educational community where dedicated and innovative teachers support students to achieve their personal best, wherever their passions lie.

We are a small, family-oriented school located in the idyllic Dorset countryside and this nourishing environment provides the strong foundation for us to achieve great things in sport, music, the arts and academics so our students are able to take their part, confidently, on the world's stage in every walk of life.

We are immensely proud of our school and the young adults who grow up here and we hope that you, too, are able to experience the warmth and happiness that is at the heart of a Clayesmore education.



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or call 01747 813111



CLAYESMORE.COM



When you own a leasehold property, you do not have ownership of the land it occupies. For apartments, possession typically excludes shared areas such as hallways, stairs and the buildings structure.

In the United Kingdom there are two primary forms of property ownership, freehold and leasehold.

With the exception of a very few common hold properties all flats are owned on a leasehold basis.

The owner, known as the leaseholder, owns his/her share of the building and the freeholder retains ownership of the land upon which it stands.

Leases are normally for 99, 125 or 999 years, but are all diminishing assets as at the end of the lease the building reverts to the freeholder.

The leaseholder will normally pay an annual ground rent to the freeholder.

Whilst all new leases after 30th June 2022, or 1st April 2023 for retirement properties, are limited to a peppercorn as the annual rent (effectively nil), all leases dating from before that time will have some element of ground rent.

This may be a fixed figure through the entire length of the lease but more often there will be some mechanism in the lease to increase the rent at given time-scales.

Often the new rents are fixed within the original lease, but in many modern leases rents may be set to double at given intervals, be linked to the Retail Price Index or linked to the capital value of the property.

Some of these are known as 'onerous ground rents' and there has been something of a scandal where houses which could have been sold freehold have been sold on lease with onerous ground rents giving an ongoing income stream to the developer.

Lending institutions may not grant mortgages where there are onerous ground rents which, in turn, can cause problems when a leaseholder comes to sell.

Leaseholders have a statutory right to extend their lease and reduce the ground rent to nil, but are required to pay a premium to the freeholder. This becomes much more costly as soon as the lease falls below 80 years. A majority of leaseholders can band together to collectively purchase the freehold of their property and grant themselves new 999 year leases at nil ground rent.

The Government is introducing a new Leasehold and Freehold Reform Bill which is part way through parliament (as at 1st March 2024) which will give more rights to leaseholders and may reduce the cost of extending a lease. However none of this is yet certain as the contents are watered down as it completes each stage through both Houses of Parliament.

We are seeing circumstances where once the remainder of the lease falls below 80 years that either the property cannot be sold or at the very least not for the full market value, the renewal of the lease whilst costly protects against this circumstance. It could well be worth checking your remaining lease length and perhaps planning for the future.

We are able to provide this advice for you at Perry Bishop with a specialist Surveyor in our company qualified to assist, please get in touch for guidance and support. Telephone: 01242 246980 or email ianperry@perrybishop.co.uk



Finding the perfect property in a highly competitive market can be quite challenging. However, having the most experienced buying agency representing your property interests can make all the difference.

We ensure that our clients have access to properties before they reach the open market, and we help them make sound investments that match their preferences for location, neighbourhood, and value for money.

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FIRST IN THE DISOR



Highgrove

Meet the team...

Introducing our Tetbury Team, dedicated to guiding you through every stage of the buying and selling journey with their local knowledge and expertise. With a passion for excellence and a track record of successful transactions, rest assured, you will be in capable hands.



Helen Pugh
Associate Director



Julie Reeves
Associate



Ollie Owen
Customer Manager



Barbara Eaden
Viewing Assistant



3 Church Street,
Tetbury, Gloucestershire,
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Mid-century sheepskin chair edit by @hairvbaby2020

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CIRENCESTER GL7 1QH

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Nestled in the picturesque countryside on the outskirts of Tetbury

Upton
Asking Price £995,000

Tetbury: 01666 504418

A modern detached home surrounded by scenic views and tucked away in a secluded location

- Beautiful light & airy rooms
- Open plan sitting/dining room with double sided wood burner
- Four bedrooms
- Double garage
- EPC - C



Upper Minety

Offers in Excess of £900,000

Tetbury: 01666 504418

A modern detached family home located in picturesque village
Sitting room with inset wood burning stove • Five bedrooms
Enclosed rear garden backing onto fields
Double detached garage • EPC - D



Hawkesbury Upton

Asking Price £500,000

Tetbury: 01666 504418

Providing a wealth of character and charm refurbished and decorated to a high standard.
Sitting room with wood burner • Open plan kitchen/dining room
Two bedrooms • South facing gardens • EPC - D



Tetbury
Guide Price £390,000

Tetbury: 01666 504418

Stylish and contemporary Grade II town house situated in the heart of Tetbury
Bespoke fitted & equipped kitchen • Oak beams, painted floors & wood burner • Two bedrooms • Small courtyard garden
EPC - Exempt



Tetbury
Asking Price £210,000

Tetbury: 01666 504418

Grade II listed apartment situated in the heart of Tetbury with views to the front of the Market House
Investment opportunity • Open plan Living/Dining/Kitchen
Two double bedrooms • Exposed beams • EPC - Exempt



Sales progression

Meet our Sales Progression Team

Our dedicated in house Sales Progression team takes charge, from the moment we have sold your house, providing support and guidance throughout the entire process, from the initial stages through to exchange of contracts and completion date.

We are proud of our Sales Progression team who average 98 days to get our clients and buyers moved.

Whilst it might not sound overly impressive at first, its worth noting that the industry average hovers around 135 days.



Michelle Murphy
Senior Associate Director



Jade Allen
Sales Progressor



Lorraine Vandeveld
Sales Progressor

Don't let insurance get in the way of purchasing your dream property

In our experience, buyers often leave insurance to the last minute when purchasing a new home, as they assume arranging it will be easy. And often, they aren't aware that risk typically passes at the exchange of contracts, and this is when insurance should be in place. There are also all sorts of things that can trip you up and leave you without the right level of cover that you need, when you need it.

Cover at point of exchange

There are lots of potential insurance complications that can derail what seems like a straightforward sale, from a non-standard property to a property with an adverse prior history of subsidence or flooding, to an indemnity issue causing problems. And if you can't find cover, it may adversely affect the property purchase.

By speaking to a specialist insurance broker like Howden as early as possible in the buying process, you can make sure that insurance is not a barrier to purchase and that you're all set to go on the date of exchange.

Contents insurance

One thing that is easy to overlook is your contents insurance during the move. Most policies will provide some level of cover but there could be limits, such as restricting the total value of items covered or what is

covered – for example jewellery might be excluded. There may also be a time limit or complete exclusion for contents being kept in storage.

Alternatively, if you're using a removals company you may be tempted to rely on their cover. However, check the small print as it may be limited, and should you wish to top up, it could prove expensive.

Planned building works

If you're planning to renovate, convert or extend your new property, remember to let your insurance company know. Insurance policies have a building works condition written into the wording, and if you break this condition, you could find yourself without any cover. Larger scale works, especially if you're not living at the property, may require an additional specialist policy.

Building works insurance can be a minefield and it's easy to find yourself lost in a myriad of terms and conditions. That's

why you should speak to a specialist broker like Howden. We'll translate policy wordings, explain any detail you might be unsure of and, most importantly, make sure that you have the right level of cover in place.

Remember that once you've finished the works, you'll need to review your sums insured. Failure to increase them upon completion of the building work could result in your home being significantly underinsured.

Insurance with Howden

Providing advice is at the heart of everything we do, so we always offer clear, sensible and independent advice about what our clients should insure and how, so you can be confident in the event of a claim. To that end, we'll always check the small print and offer guidance on any limits and exclusions. And we'll offer transparency and clear communication throughout the claims process.



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The Howden logo is displayed in a large, bold, white, sans-serif font. It is positioned in the lower right quadrant of the advertisement, overlaid on the background image of a house entrance. The background image shows a brick building with a large arched doorway, green foliage, and two blue chairs on the lawn.

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Scan the QR code to download your free copy of your "Guide for Landlords".



Welcome to Perry Bishop's Lettings & Management Service

Meet the team...

Our lettings team have been helping landlords secure tenants and tenants secure homes across Gloucestershire, Oxfordshire and Wiltshire for many years.

Whether you are a first time investor, professional portfolio operator or private landlord, letting your home with our award winning lettings team will ensure making letting your property easy with their careful guidance and excellent customer care.



Sian Harris
Lettings Director



Cathy Sinnott
 Cirencester Lettings Associate Director



Shaun Sutton
Associate Director



Jeff Emerson
Property Manager



Pippa Harding
Lettings Property Manager



Bev Oram
Property Manager



Jack Parker-Jones
Lettings Negotiator



Emily Sedgwick
Lettings Negotiator



Paula Hughes
Lettings Client Manager



Leigh Ireland
Lettings Client Manager



Jane Pearce
Lettings Administrator



Kay Rich
Accounts Supervisor



Located within the heart of Tetbury with easy access to both M4 and M5 motorways

A beautifully converted three bedroom duplex apartment with many stunning features.

- Well fitted kitchen with island unit
- Two receptions
- Three luxurious bathrooms
- EPC - B

Tetbury To Let £1,750 pcm

Telephone 01666 504418 - Option 2





Brimscombe To Let £1,250 pcm

Telephone 01453 762306 - Option 2

Well presented upper floor apartment situated in sought after Lewiston Mill development.
Open plan living/kitchen • Two bedrooms • Two bathrooms
Allocated parking • EPC - B



Cheltenham To Let £950.00 pcm

Telephone: 01242 246980 - Option 2

An impressive apartment within one of the most imposing and unique Grade II listed buildings in Cheltenham
Fully furnished • Raised ground floor with own entrance
Bedroom with feature fireplace • Residents-only gym within building
EPC - E



Cirencester To Let £1,700 pcm

Telephone: 01285 655355 - Option 3

Stunning semi-detached family home offering well proportioned accommodation
Three bedrooms • Master bedroom ensuite • Garage
Pet friendly • EPC - B



Littleworth £1,450 PCM

Telephone: 01367 240356 - Option 2

Newly refurbished Period cottage finished to a high standard located within this beautiful and well placed fillage.
Two bedrooms • Light & spacious open plan kitchen & living space
Country garden • EPC - E

PerryBishop

PROPERTY MADE PERSONAL

Do you know someone locally looking to sell or rent out their property?

refer a friend

Refer a friend or family member, who then goes on to sell/let with us, and we will give you £150 to spend at John Lewis* as a great big 'thank you'.

Better still... The person you refer to us will also receive £150 John Lewis vouchers upon completion/let. It's a win-win situation!



call in for details 

we care about property *we care about you*

*Vouchers will only be delivered to both you and your friend upon completion of the Perry Bishop sale or let of your referee's property.



Land & New Homes

Meet the team...

Meet our Land & New Homes Team who have the experience to provide a comprehensive marketing service to landowners and developers across Gloucestershire, Oxfordshire & Wiltshire.

Our dedicated and much respected team have negotiated the sale of land for new housing developments, have sold over 100 redundant churches for conversion and numerous plots with or without planning permission having a good understanding of the local planning process.



Nicola Williams
Land & New Homes
Associate Director



Peter Chambers
Consultant
Chartered Surveyor



Karren Brown
Land & New Homes
Co-ordinator



Emma Nash
Land & New Homes
Co-ordinator

If you have a project you wish to discuss, please get in touch:
Telephone 01285 646770 or landanddevelopment@perrybishop.co.uk



Situated in the heart of this popular village offering contemporary and eco-friendly living

**Minety
Asking Price £850,000**

Telephone 01285 646770



Completion due Summer 2024 giving the buyer the opportunity to create a personal and bespoke interior design (subject to build stage)

- Large open plan kitchen/sitting/dining room
- Five double bedrooms
- Single garage & ample parking
- South west facing gardens
- EPC - B



**Down Ampney
Prices from £650,000**

Telephone 01285 655355

Built to a high specification detached & link detached bungalows
PV panels & Air Source heat pumps • Magnificent kitchen/family & dining room • Built-in Smeg appliances
Two bedrooms • Garage & gardens • EPC - To be confirmed



**Down Ampney
Prices from £995,000**

Telephone 01285 646770

Outstanding collection of just 6 high quality detached homes
Well fitted & equipped kitchen/family/dining room
Granite work tops & SMEG appliances • PV panels & Air source heat pump • Garage & gardens • EPC - to be confirmed



Siddington
Asking Price £550,000

Telephone 01285 646770

Stunning new home by Spire House Developments situated in this well placed village
Air source heat pump central heating • Four bedrooms
Private gardens • Electric car charging points
EPC - To be confirmed



Old Common
Prices from £1,300,000

Telephone 01285 646770

Two luxury homes built to an extraordinarily high standard, completion Winter 2024
Offering contemporary & eco-friendly living • Four bedrooms
Air source heating • Garage & gardens • EPC - A



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Benefits of online bidding

An alternative way to sell or buy

Are you considering selling your property but unsure of the best method? While traditional methods like private treaty sales have their advantages, selling via online bidding can offer a range of benefits that might be perfect for your situation.

Here are some reasons why selling your property via online bidding could be a smart choice.

Speed: One of the most significant advantages of selling via online bidding is the speed of the process.

Transparency: Online bidding provide a transparent sales process, allowing both buyers and sellers to see the entire process unfold.

Competition: Online bidding create a competitive environment where multiple buyers compete to secure the property.

Certainty: Online bidding offers a level of certainty that private treaty sales often lack.

Control: As the seller, you have more control over the sales process when selling this way.

Marketing: Online bidding provide an excellent platform for marketing your property to a wide audience.

Speedy Settlement: Online bidding sales often have shorter settlement periods compared to private treaty sales.

In conclusion, selling your property this way offers numerous benefits, including speed, transparency, competition, certainty, control, effective marketing, and speedy settlement.

Examples of our recently sold properties via online bidding below:



Witcombe - Sold recently for £420,000 and on market for Guide Price £350,000



**We care about property.
We care about you.**

Scan the QR code to find out more about our online bidding

Spiral Cellars
LONDON



Introducing the UnSpiral Cellar.

The new modular UnSpiral Cellar, is the affordable way of creating elegant, professional-standard wine storage yourself. With 38 modular pieces that can be configured into countless design arrangements to suit any room or space, how would you UnSpiral?

Discover more
spiralcellars.com



Strong foundations

Expert accountancy and tax advice for property owners, developers, investors and property professionals.

Property businesses are characterised by high risks and great rewards, so it is important that you are getting the right advice, tailored to your needs

From accountancy and finance, to tax and business structure, you will receive professional advice from our long standing property team, helping steer a profitable path through the complexities of the property sector.



NICK HAINES

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DRIVING LIFELONG PROSPERITY

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