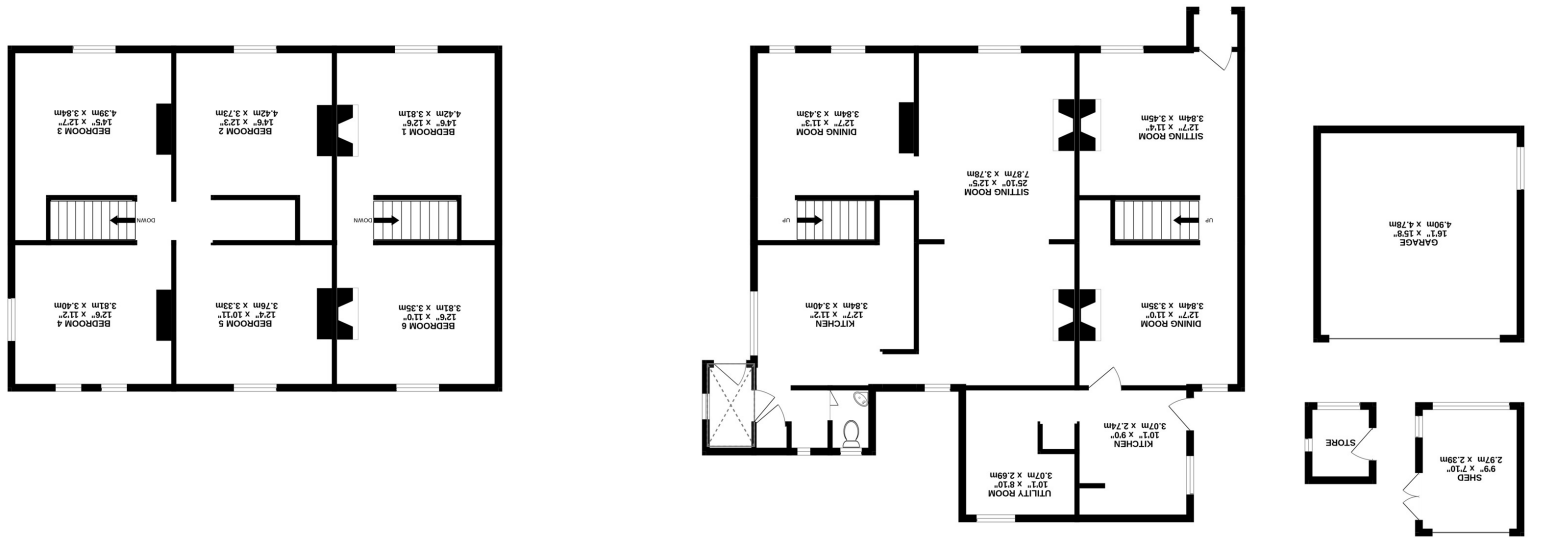


While every attempt has been made to ensure the accuracy of the floorplan containing these measurements or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 2713sq.ft. (252.0 sqm.) approx.  
GARAGE 23.5SQM OUTBUILDINGS 9.8SQM



1ST FLOOR

GROUND FLOOR





### Description

For Sale By Modern Method Of Auction: Starting Bid Price £450,000 plus Reservation Fee. A row of three terrace properties that are on the market for the first time since being built in circa 1900. 17 and 19 Hope Lane have planning permission granted which can be found on the local planning website using reference: WA/2020/2031 (CIL Payment due of £19,801.41 and SPA Payment due £3,457) and WA/2020/1624. The site is approximately 0.25 of an acre. The properties are offered to the market with no onward chain. The planning permission has been granted to create three terraced properties which are three bedrooms and two bathrooms. The downstairs living accommodation comprises a kitchen leading into the dining room and a separate living room with bi-fold doors leading onto the well-proportioned gardens. The properties have been completely stripped back with all fittings and plaster removed. There is mains gas, electric, water and mains drainage to the site. All three properties have allocated parking for two vehicles.



Hope Lane is a quiet and popular residential road to the north of the town centre within close proximity to local schools, convenience stores and the delightful Farnham Park with 320 acres of medieval deer park, walkways for pedestrians and cyclists, a 9 hole golf course and panoramic views over Farnham. London Waterloo is within an hour via train from the station and Farnham also provides easy access to the A31/A3 and M3 link London and the south coast. London Heathrow, Gatwick and Southampton airports are all easily accessible.



All enquires through Keats Fearn, Farnham. Auctioneer's Comments: Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements - The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### Directions

SAT NAV - GU9 0HZ

