

Scafell Close Worcester

Guide Price £130,000

For sale by auction held at Worcestershire County Cricket Club, New Road, Worcester, WR2 4RL. Wednesday 2nd July Auction start time: 14:30.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a 1.5% + VAT (1.8% inc VAT) min fee of £3000 + VAT (£3600 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

The guide price is an estimate of the seller's minimum acceptable price at auction. It helps potential buyers decide whether to pursue a purchase. Typically, a provisional reserve price range is agreed upon between the seller and auctioneer at the start of marketing. Since the reserve price isn't fixed and can be adjusted up until the auction day, the guide price is issued. It may be presented as a price range or a single figure within 10% of the final reserve price. The guide price is different from the reserve price and can change up to the auction day.











Stage 1 - Complete the Online Bidding Forn

Stage 2 – Upload your certified ID

Stage 3 - Register your Solicitors

Stage 4 – Invitation to Bid

Stage 5 – Pay your security deposit (£5000)

You are now ready to bid!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hills and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hills office in Worcester City Centre.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hills for access to expert advice and whole of market rates from our independent brokers.

AUCTION PROPERTY DETAILS DISCLAIMER

Hills Estate Agents endeavor to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hills references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or

other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on helpalf of the seller.

We've Noticed

- Auction held at Worcestershire County Cricket Club, New Road, Worcester, WR2 4RL
- For sale by TRADITIONAL AUCTION
- Auction Wednesday 2nd July Start time: 14:30.
- To complete within 28 days from auction date.

Viewing Times

All appointment times listed are pre-booked time slots and you do not need to book prior to attending:

Friday 13th - 14:30-14:50

Tuesday 17th - 10:00-10:20

Thursday 19th -14:30-14:50

Tuesday 24th - 10:00-10:20

Thursday 26th -14:30-14:50

Tuesday 1st - 10:00-10:20

Bidding Registration

Anyone wishing to bid must register before the auction via our website hillsestateagents.co.uk

Offers

Offers will not be accepted before the auction.

Parking

Parking will be available at Worcestershire County Cricket Club Venue. Should there be issues relating to flooding, parking can be found at the nearby Premier Inn, County Ground, New Road, Worcester, WR2 4RL and can be validated inside the auction venue.

Legal Pack

Auction pack to follow which will be available on our website when provided by the sellers solicitors.













