

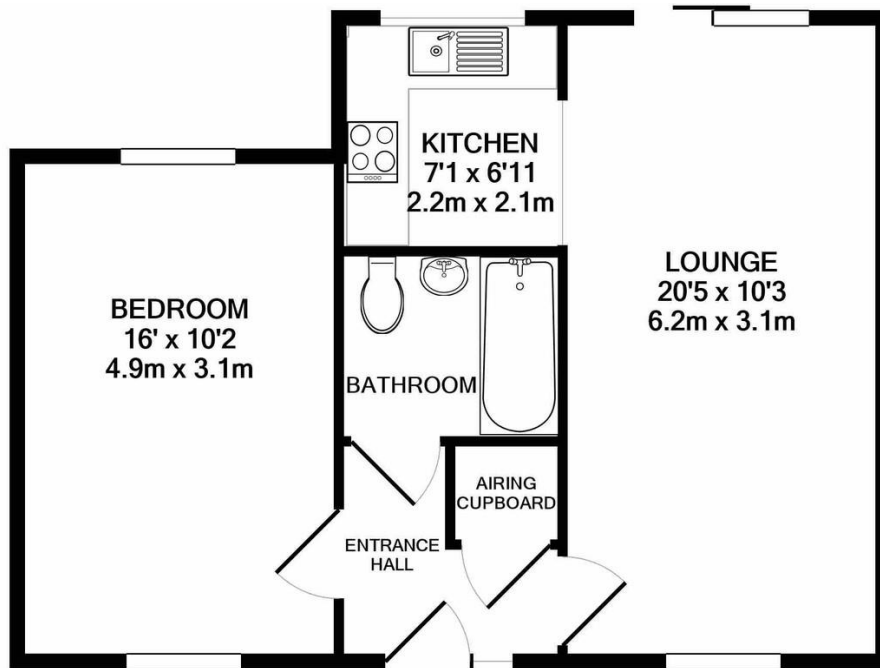


Lot E: £90,000 to £100,000*
ONLINE AUCTION

Thursday 28th October 2021
Auction to commence 9am and close 5pm

4 Parkfields
Butleigh
BA6 8SZ

**COOPER
AND
TANNER**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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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IMPORTANT NOTICE

DUE TO THE CURRENT COVID-19 SITUATION THE AUCTION WILL BE ON-LINE ONLY. NO PROXY OR TELEPHONE BIDS WILL BE ACCEPTED All bidders will be required to bid online.

To register to bid for this lot please visit www.cooperandtanner.co.uk/land-and-property

Auction Guide Price £90,000 to £100,000*

Description

An ideal investment opportunity comprising a fully let one-bedroom retirement home situated within a popular courtyard setting and is exclusively for those who are 55yrs and over.

The property is situated in a central village location and within easy reach of the village amenities. A degree of modernisation is required to the internal accommodation; however, the property is in generally good order.

Accommodation comprises:

- Dual aspect lounge/diner
- Kitchen
- Double bedroom
- Bathroom

A sliding door leads from the lounge to a well-proportioned and private garden, situated to the rear of the property. There is access to communal parking facilities and the property enjoys views towards Glastonbury Tor.

Currently let under an assured shorthold tenancy agreement commencing 14th July for a fixed 12-month term. Rent passing of £550 per month.

Lots D and F – Guide: £90,000 to £100,000 per lot

Offered for sale within the same auction are two further residential properties located on the Parkfields development. Further information contained within separate sale particulars for Lots D and F. Please enquire for details.

Completion

Completion has been set for 25th November 2021 or earlier by arrangement.

Bidders Registration Fee

Cooper and Tanner requires all bidders who wish to bid at our Auction to Register beforehand. A fixed Bidders Registration Fee of £1,200 inc VAT per lot must be paid on registration. The fee is retained by Cooper and Tanner at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of the registration process before prior approval to bid will be granted, this will include providing proof of funds.

Please use the link www.cooperandtanner.co.uk/land-and-property to register to bid for this lot. Please note the Bidders Registration Fee does not get deducted from either the deposit or completion monies.

Deposit

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours at the fall of the electronic gavel. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.

Solicitors

Bartlett Gooding & Weelen, Shepton Mallet
Telephone: 01749 330330
Bill Bartlett acting.

Ref: GPT/9868

Local Council: Mendip District Council.
Telephone: 0300 303 8588

Council Tax Band: Band A.

Services: We understand mains water, electricity and drainage connected. Central heating via electric heaters. Potential purchasers are advised to make their own enquiries and to satisfy themselves with regard to any services.

Tenure: Leasehold subject to an ASHT agreement.

Service Charge: £41 per month.

VAT: The purchase price is not subject to VAT

Viewing: Strictly via Cooper and Tanner, Glastonbury office (Option1) – 01458 831077.

Auction Notes

Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4th ed.). We recommend all interested parties inspect the Common Auction Conditions prior to bidding.

Sale details

The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available at either the Auction Department from the vendors' solicitors.

Legal packs

These will be available to view online. Alternatively, they can be obtained from the vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest

Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession

Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

Proof of Identification

One must be a photographic form and the other a utility bill (not telephone bill or credit card statement) that is no more than 3 months old confirming your address. We will also ask for proof of funding prior to accepting your online application to bid.

Bidding

Bidding increments will be shown clearly online and will vary for each lot.

Fall of the Electronic Gavel

On the fall of the electronic gavel, the successful bidder is under a binding contract to purchase that property. Please refer to the Common Auction Conditions for full details.

Deposit

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours at the fall of the electronic gavel.

Lotting

The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans

The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan however they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

Proxy and Telephone bidding

This is an online auction only and therefore no proxy or telephone bids will be accepted.

*Definition

Definition of Guide Prices

The guide price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual, but not always the case that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the seller prior to the auction sale. Whilst the reserve price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot

GLASTONBURY OFFICE

Telephone 01458 831077

41 High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

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