



Auction Guide Price £200,000*

Thursday 28th March 2024, 12pm

The Theatre, The Royal Bath and West Showground, Shepton Mallet

Bidding in person, by proxy or online via livestream

14 Downside
Shepton Mallet
BA4 4JX

**COOPER
AND
TANNER**

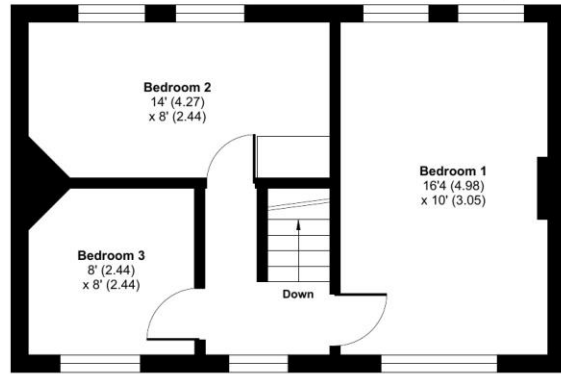
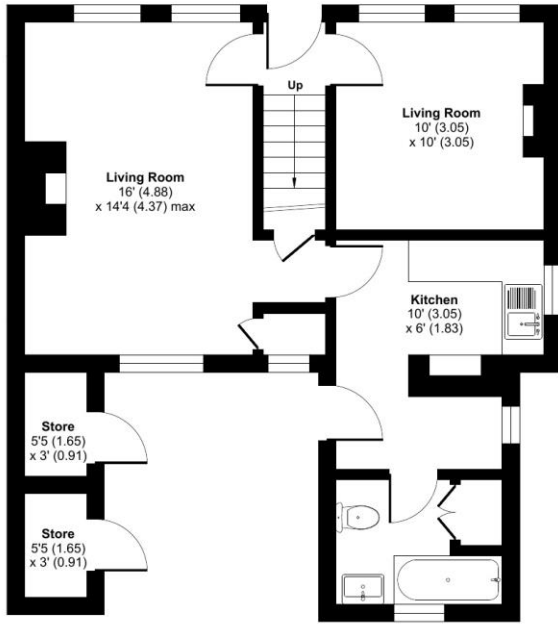
Downside, Shepton Mallet, BA4

Approximate Area = 896 sq ft / 83.2 sq m

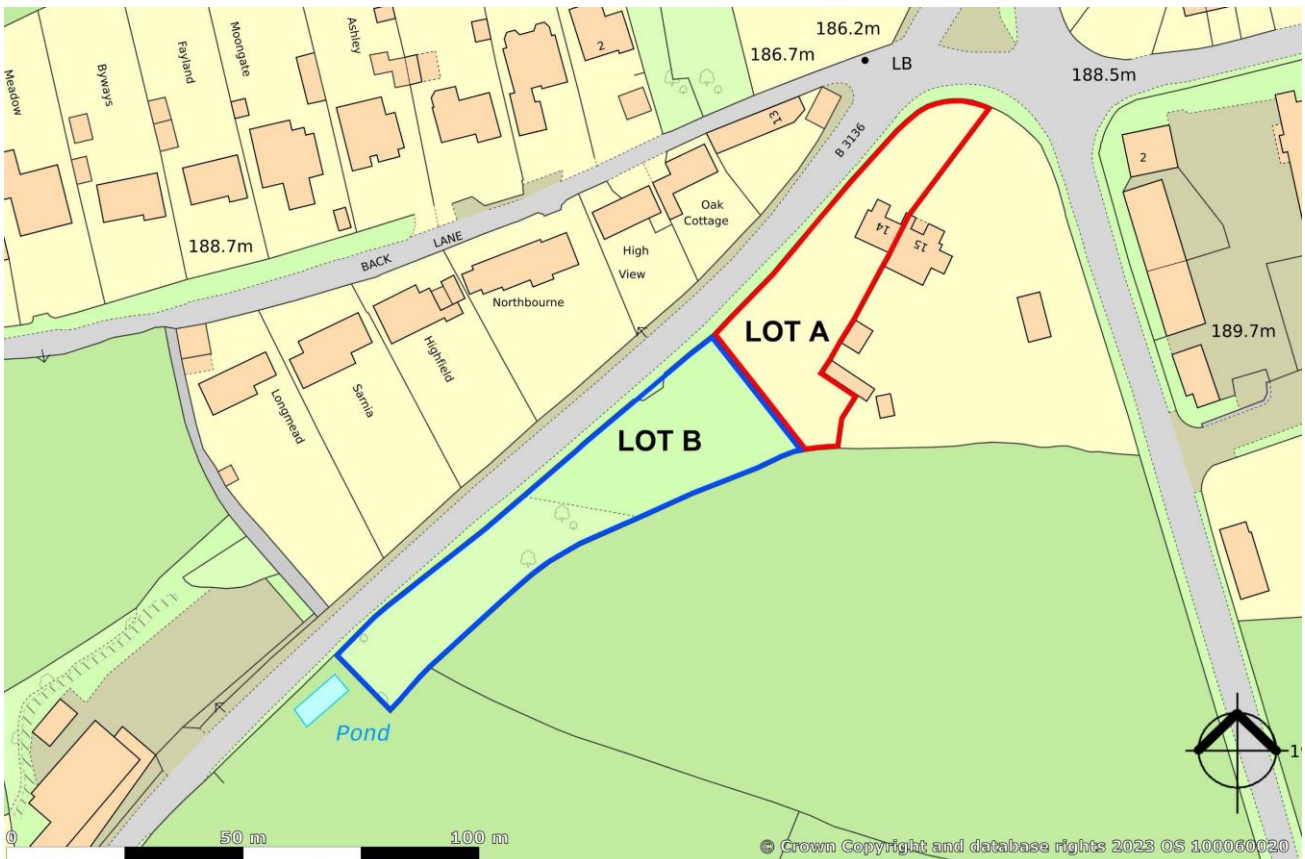
Outbuilding = 30 sq ft / 2.7 sq m

Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Cooper and Tanner. REF: 1064580



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IMPORTANT NOTICE

There are three ways of bidding at the auction, these are:

1. Remotely via Livestream
2. In person on the day
3. By Proxy

Please note that all registrations must be completed at least 48 hours prior to the auction date. We will be unable to approve online registrations on the day of the auction.

Lot A

14 Downside – as coloured red on the sale plan

Guide Price £200,000

We are delighted to offer 14 Downside for sale for the first time. Built originally as a farm workers cottage for a nearby farm, the cottage now requires a scheme of renovation and modernisation throughout but offers a great deal of scope and potential to create a lovely home, subject of course to gaining any of the necessary consents.

The cottage is approached from the road to the north via a large area that has previously been used for off road parking. This area has recently been cleared a suitable surface would be required before it can be parked on but offers ample space for several vehicles.

On the ground floor there is an entrance lobby with doors leading to the bathroom, kitchen and then in turn to the first reception room. This is a light, dual aspect room with an open fireplace with a tiled hearth and surround. A door leads through to the original entrance hall with a door to the garden, stairs to the first floor and door to the second reception room which, again, is a pleasant room with an open fireplace.

On the first floor there are three bedrooms, two being double rooms and the third a large single.

Outside

There are two useful stores to the rear of the property. The gardens lie to the front, side and rear of the cottage and extend to approximately 0.36 acres. They are currently completely uncultivated and offer a blank canvas for any buyer to be able to put their own mark on the space.

Lot B

The Paddock – as coloured blue on the sale plan

Guide Price £40,000 to £60,000

This lot will be offered to the buyer of the cottage at a fixed price of £60,000 immediately on the fall of the hammer for the cottage. If they do not choose to exercise this option it will be offered as a separate lot.

Immediately adjoining the garden is a paddock of approximately 1/2 an acre of pasture and copse that benefits from direct access from the public highway to the side and, subject to gaining any of the

necessary consents would be suited to a variety of uses including garden extension or small holding. It is enclosed by a combination of post and wire stock fencing and mature hedges. It is predominantly level in aspect with a slight incline towards the eastern boundary and the copse.

Planning

Lot B will be sold with an uplift clause of 25% to last for a period of 80 years. Further details will be contained in the legal pack.

Completion

Completion has been set for Thursday 25th April 2024 or earlier by arrangement.

Registering to bid and Administration fee

Cooper and Tanner require all bidders who wish to bid at our Auction to register beforehand. As part of the registration process, you will be asked to provide card details in order that the Buyer's Administration Fee of £1295 inc VAT can be paid if you are successful. A week before the auction a hold will be placed on your account for this sum, which will then be released if you are unsuccessful. This fee will only be taken if you are the successful buyer. The fee is retained by Cooper and Tanner and does not form part of your deposit or completion settlement. Please also be aware that the Buyer's Administration fee is payable per lot purchased. If you are successful in purchasing more than one lot, we will contact you following the auction to take subsequent payments for additional lots bought. 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.

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 of the auction. 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.

Local Council: Somerset Council (Mendip)

Council Tax band: C

EPC: E

Services: Mains water, drainage and electricity are connected property. However, potential purchasers must rely on their own enquiries regarding the location of services and connections into them.

Tenure: Freehold and vacant possession.

VAT: The purchase price is not subject to VAT

Viewing: By appointment through Cooper and Tanner on 01749 372200

Solicitors: Farrer and Co LLP, London.
Tel: 020 3375 7000

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.

Legal packs

These are available to download from the Land and Property Auction page of the Cooper and Tanner website. 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.

Registering to bid

All those intending to bid at the auction must first register online at Cooperandtanner.co.uk. Please note that we will not be taking registrations in the room.

Questions

The Vendor's solicitors may be available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

Bidding in the room

When bidding for a lot, please make your bid clear to the auctioneer or their clerk. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

Bidding online

When bidding online, you will be able to follow the auction via our livestream system. It will be made clear both on the camera and on the website what the current bid is and what bid is being invited. We strongly recommend that you have a consistent Internet connection and Cooper and Tanner cannot be held responsible for any loss of connection. Please be aware that there may be a slight time delay in the video footage and we would suggest that you follow the figure on the screen.

Bidding by Proxy

Via the auction platform, you will be able to enter a proxy bid, which the auctioneer will execute on your behalf. However, we strongly recommend that where possible you attend the auction in person. All proxy bids must be entered on the system 48 hours prior to the start of the auction. If you are providing a proxy bid then this must be completed no later than 48 hours before the auction. We cannot guarantee that bids received after this time will be accepted.

Fall of the Hammer

On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification. If you are bidding remotely or by proxy then a member of the Cooper and Tanner staff will complete the Memorandum of Sale on your behalf, as set out in the terms and conditions of the auction.

Deposit

A deposit of 10% of the purchase price will be payable to the Cooper and Tanner Client Account within 24 hours of the end of the auction. Cash will not be acceptable and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

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.

*Definition

Definition of Guide Prices

The guide price is an indication of the Vendor'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 vendor 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 Vendor'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 Vendor and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the Vendor 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

FROME OFFICE

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