



Auction Guide Price £70,000 to £90,000*

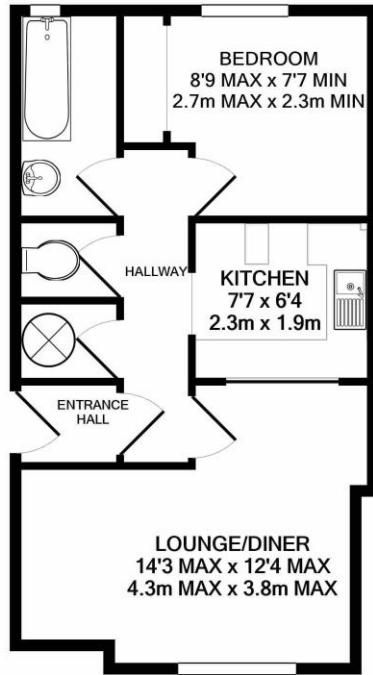
TIMED ONLINE AUCTION

20th July 2022

Auction to commence 9am and close 5pm

Oriel Drive
Glastonbury
BA6 9PA





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
Made with Metropix ©2021



Oriel Drive Glastonbury BA6 9PA

IMPORTANT NOTICE

**THE AUCTION WILL BE TIMED ON-LINE ONLY. NO IN PERSON,
PROXY OR TELEPHONE BIDS WILL BE ACCEPTED
All bidders will be required to bid online.**

 1  1  1 EPC C

Auction Guide Price £70,000 to £90,000*

Description

AUCTION GUIDE PRICE £70,000 - £90,000. Timed online Auction Wednesday 20th July 2022. This exceptionally well-presented ground floor flat is situated in a small three storey block of only six flats, conveniently situated within a short walk of Wirrall Park, Morrisons Supermarket and the Town Centre.

The entrance door to the building leads into a communal hall, with an exit door to the rear. The front door opens into an inner hall, with doors to all rooms.

To the front is the lounge/diner. The recently updated kitchen is accessed from the hall, has a large internal window to the lounge, and is fitted with a modern range of base and wall units, with space for white goods. Across the hall is an airing cupboard (housing the recently installed hot water tank), a separate cloakroom WC, and bathroom with electric shower. The bedroom is situated to the rear and benefits from built in storage.

Communal gardens are situated to the front and rear of the property, with a path leading from the lawned rear garden to an allocated parking space.

Completion

Completion has been set for Wednesday 17th August 2022.

Agents Note

Our vendor informs us that the leaseholders are in the process of exercising their Right to Manage and intend to set up a management company for this purpose. However, this process is still in the early stages of being pursued.

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 £1200 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

Acorn Solicitors
Telephone: 01458 441507
Jill Sinclair acting

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

Council Tax Band: Band A

Services: We understand that mains water, electricity and drainage are connected. Potential purchasers are advised to make their own enquires and satisfy themselves with regards to services.

Tenure: Leasehold (67 years remaining).

VAT: The purchase price is not subject to VAT

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

Ref: GPT/Oriel

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

GLASTONBURY OFFICE
Telephone 01458 831077
41 High Street, Glastonbury, Somerset BA6 9DS
glastonbury@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending 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.

