



Auction Guide Price £450,000 to £500,000\*

**ONLINE AUCTION**

Wednesday 19<sup>th</sup> July 2023

Auction to commence 9am and close 5pm

Latina  
Upton Noble  
BA4 6AY

**COOPER  
AND  
TANNER**

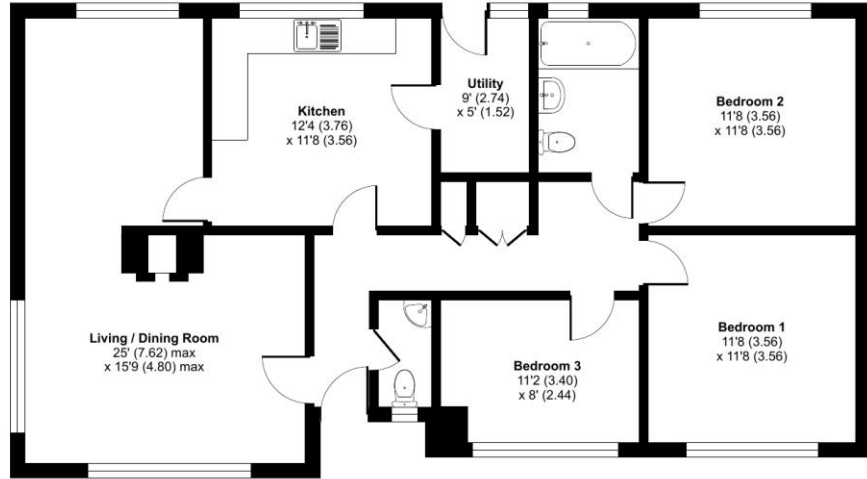
# Upton Noble, Shepton Mallet, BA4

Approximate Area = 1370 sq ft / 127.2 sq m (includes garage)

For identification only - Not to scale



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Cooper and Tanner. REF: 986900



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# Latina Upton Noble BA4 6AY

 3  2  1  2.47 acres EPC D

## **IMPORTANT NOTICE**

**This is an online only auction.**

**All bidders will be required to bid online.**

**To register to bid for this lot please visit [www.cooperandtanner.co.uk/land-and-property](http://www.cooperandtanner.co.uk/land-and-property)**

## **Auction Guide Price £450,000 to £500,000\***

### **Description**

Latina is offered for sale for the first time and affords an absolute wealth of opportunities to create, subject to any of the necessary consents, a wonderful home in a sought-after location between Frome and Bruton. All set in approximately 2.47 acres of gardens and paddock.

The bungalow sits in an elevated position with super views to the front over the adjoining countryside and currently needs modernisation and improvement with the scope and space to extend the existing footprint or perhaps even replace it with a new dwelling.

The accommodation comprises an entrance hall, sitting room with separate dining area, large kitchen and a utility room. There are three bedrooms, two being double rooms and the third a good single room.

### **Outside**

A driveway to the front of the bungalow gives space for parking for several vehicles leading to a single garage with a metal up and over door.

The gardens lie to the front, side and rear of the bungalow and are currently laid to lawn with some mature shrubs and enclosed by mature hedges.

### **The Land**

The paddock lies to the rear and side of the bungalow and is predominantly level in aspect. It is enclosed by a combination of mature hedges and stock fencing with a vehicular gate leading to the road to the front. Close to the bungalow is an area enclosed by post and rail fences with a concrete pad that formerly had a wooden livestock shelter. In all the property extends to approximately 2.47 acres.

### **Completion**

Completion has been set for Wednesday 16<sup>th</sup> August 2023 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, via the Cooper and Tanner website. 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.

### **Solicitors**

Harris and Harris, Frome  
Ben Monksummers acting. Tel: 01373 463366

**Local Council:** Somerset Council

**Council Tax Band:** E

**Services:** Mains electricity is connected to the property. Oil fired central heating. Private drainage system. Spring fed water supply to the bungalow and land. Potential buyers must rely on their own enquiries.

**Tenure:** Freehold and vacant possession.

**VAT:** The purchase price is not subject to VAT

**Viewing:** By appointment through Cooper and Tanner on 01373 455060

# Auction Notes

## Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4<sup>th</sup> 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](http://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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