



Providence Cottage,



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Dark Lane, Skilling Hill Road, Bridport, DT6 5LA

ONLINE AUCTION end date
21st May at 4pm

- ONLINE AUCTION
- GRADE II LISTED
- 7 BEDROOMS
- GARAGE AND DRIVEWAY
- CTB G
- RENOVATION PROJECT
- STUNNING VIEWS
- RARE OPPORTUNITY
- FREEHOLD
- Please do not attend without an arranged viewing

Auction Guide £595,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 21st May at 4pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

THE PROPERTY

Providence Cottage was built in 1824 by the famous Bridport physician, Dr Roberts, with painted rendered elevations under a slate roof. It contains many attractive period features such as arched windows and a verandah on the two principal sides of the house. Inside are period window shutters, fireplaces and ceiling roses, wonderful high ceilings and large windows, many with period glass. The property could easily be kept as one home or divided into two owing to the two staircases and ample space to make into a main home with holiday accommodation or for multi-generational living.

There are far reaching views over the surrounding countryside towards Colmer's Hill.

ACCOMMODATION

In all there are seven bedrooms and four reception rooms arranged over three floors with two separate staircases.

OUTSIDE

The property is approached by it's own private driveway with ample parking and a double garage. The gardens wrap around the house and are mainly laid to lawn with mature shrubs and trees. The original verandah has flagstone flooring underneath and is covered with clematis and roses in the summer. To the rear is a pretty courtyard garden with an area of lawn and a mature Victoria plum tree. The property is bounded on two sides by an original listed brick wall.



SERVICES

Mains gas water and electric.

Dark lane is not an adopted road. The access to the house via Dark Lane is the only access to Providence Cottage the title does not state the rights of access. A statement of truth is being prepared to confirm that the access has been used without issue for many years.

VIEWINGS

Strictly via an arranged viewing with Stags. Please do not attend the property without an arranged viewing for safety reasons. There are potential dangerous hazards at the property including a dilapidated greenhouse which could collapse if entered. As such, we regret children are not permitted on viewings for their safety.

DIRECTIONS

From our office in South Street proceed in a Southerly direction turning right into Skilling Hill Road after half a mile. Continue up the hill until you find Dark Lane on your right hand side. Take this turning and follow the wall around and you will find the driveway to Providence Cottage on your right hand side.

PROOF OF INDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £10,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £7,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Sam Smith of Nantes 01308 422313
36 East St, Bridport DT6 3LH

COMPLETION DATE

The completion date will be 28 working days after the auction.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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