



Hill Cottage



Wellington 4.4 miles | Hemyock 2.1 miles |
M5 (j26) 6.3 miles

A stone property for renovation for sale by auction with its own copse

- Auction end date Tuesday 6th September
- Stone Building
- Wooded Copse
- Complete Renovation
- Set in 0.92 Acres
- Council Tax NA
- Freehold

By Auction £125,000
- £150,000



METHOD OF SALE

The property will be offered for sale by ONLINE TRADITIONAL AUCTION (unless sold prior.) The auction end date is Tuesday 6th September 2022 at 4pm.

The vendors reserve the right to withdraw or alter the property for sale prior to the auction end date. To view the live auction visit stags.co.uk, click on the Auctions section of the site, follow the link to "Online Property & Land Auctions". Here you will find the property and auction information.

SITUATION

Culm Davey woods is located not far from the village of Hemyock situated within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 10 minutes drive is the larger market town of Wellington with M5 junction with a further extensive range of facilities, with the nearest railway link at Tiverton Parking approximately 7 miles distance. The county town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

DESCRIPTION

An interesting redundant building in need of complete renovation in a unique rural position on the edge of the Blackdown Hills within its own wooded copse.

PROOF OF IDENTITY

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 this registration.

LEGAL PACK

Copies of the Legal Pack and Special Conditions of Sale will be available online to be downloaded via the tab on the online auction listing page. 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 and to consult legal advice prior to bidding.

SOLICITOR ACTING

Joanna Knight - Everys - The Laurels, 46 new Street, Honiton, Devon, Ex14 1BY - 01404 540957
Email - jo.knight@everys.co.uk

COMPLETION DATE

The completion date will be dictated by the Solicitor and included in the legal pack.

BUYERS AND ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (Inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 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. This will be separately invoiced by Stags.

AUCTION END TIME

The auction end date is Tuesday 6th September 2022 at 4pm.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Wellington town centre head towards Rockwell Green passing over the traffic lights. At the mini roundabout turn left onto the A38 and right at the Buildbase junction. Follow along the road taking the next left towards Wrangway. Continue up the hill for approx 1.4 miles and at the very sharp left hand bend, take the right and straight away the next left and follow the road along the top and start to go down hill. At the next left turning, park beside the Post box as you will need to walk up the lane. Go past Toogood Cottages on your right and continue up the track into the woods, keeping right for approx. 10 mins by foot and the cottage will be seen.
[what3words:///circus.allows.purifier](https://www.what3words.com/circus.allows.purifier)

DEFINITION OF AUCTION 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 guide figure.

Guide prices may change at any time prior to the auction.

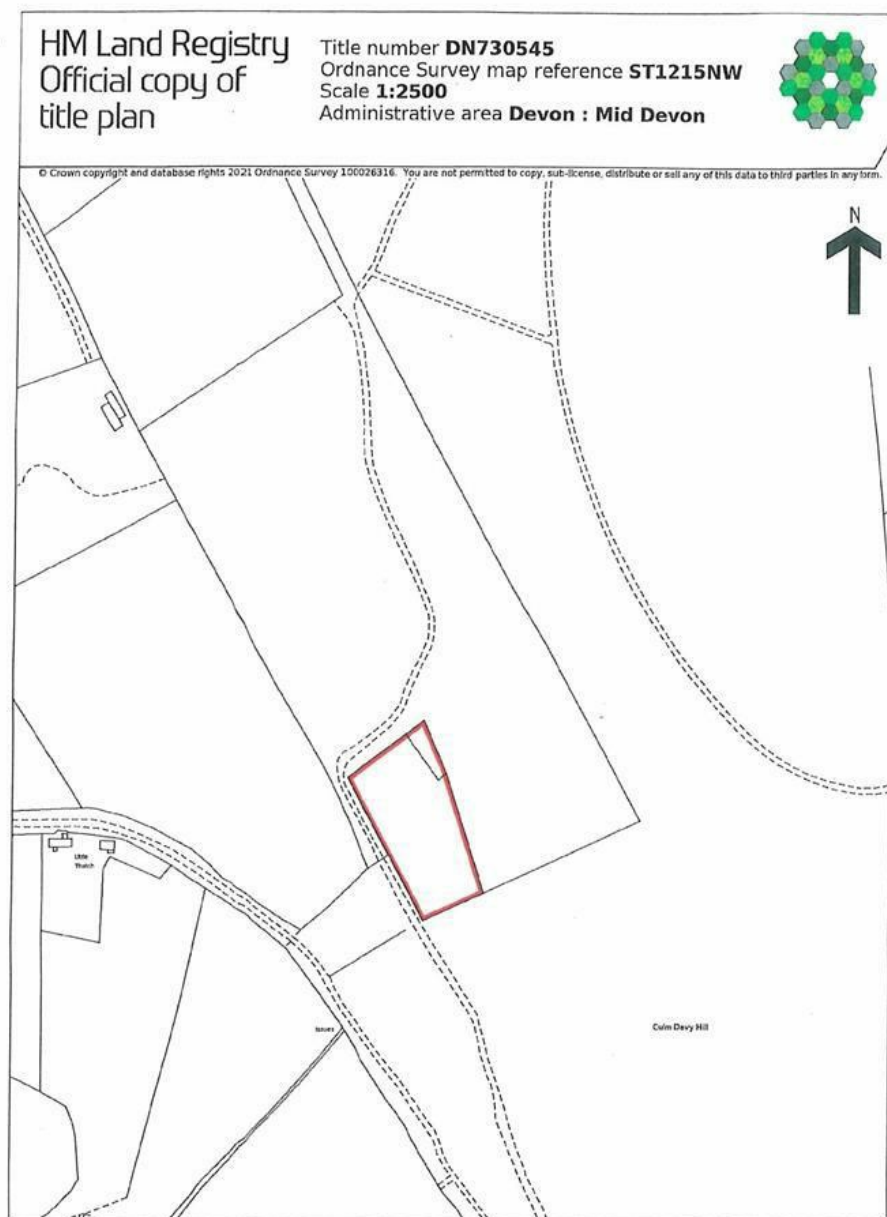
SPECIAL CONDITIONS OF SALE

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 provision 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.

AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is connected to an employee of Stags.





This official copy is incomplete without the preceding notes page.

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
1-34			
England & Wales		EU Directive 2002/91/EC	

01823 662822
wellington@stags.co.uk

stags.co.uk



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