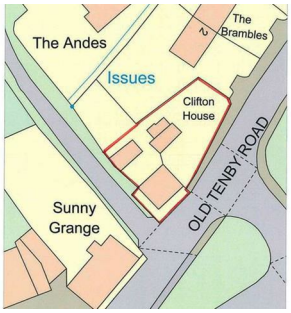
Terry Thomas & Co
ESTATE AGENTS









Clifton House, Old Tenby Road

St Clears, SA33 4JW

A Characterful Former Family Home Offering Exceptional Potential, Generous Gardens and Versatile Outbuildings
Clifton House presents an exciting opportunity to breathe new life into a once-loved family home, offering generous outdoor space, a range of outbuildings and considerable potential for improvement and further development. Situated along Old Tenby Road in the popular town of St Clears, this property offers an appealing opportunity for buyers looking to create a wonderful family home tailored to their own requirements. The property would benefit from modernisation and refurbishment throughout, providing an excellent blank canvas for those with the vision to unlock its full potential. There may also be scope to extend and enhance the existing kitchen area, subject to obtaining any necessary planning permissions and consents. A particular feature of Clifton House is its substantial garden, offering excellent outdoor space and further possibilities. We understand that planning permission exists in perpetuity in relation to part of the grounds. Interested parties are advised to refer to the legal pack for full details of the planning history, approved proposals and relevant documentation. The property also benefits from a large detached outbuilding, formerly used as a barber's premises, offering potential for a variety of alternative uses, subject to the necessary consents. A further barn-style outbuilding incorporates three separate sections, providing additional versatile space with potential for storage, workshops or other uses, subject to the necessary consents. Clifton House currently holds an EPC rating of F, with the EPC indicating the potential to achieve a B rating through recommended energy efficiency improvements. Buyers should refer to the EPC for further information.

Auction Guide £170,000



Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Measurements, distances and plans are approximate and for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise.

FEE Unconditional auction — Buyer's fee applies

The successful buyer pays a buyer's fee of 5% of the final purchase price, subject to a minimum of £4,000, plus VAT on the fee. This fee is payable to Your Sale Auction Limited and is an additional charge that does not count towards the purchase price.

When the auction closes with a successful bid, contracts are exchanged and both buyer and seller are legally committed to the sale. A 5% deposit is required towards the purchase price, in addition to the buyer's fee. Legal completion is due within 28/56 days of the auction, as specified in the lot's special conditions.

For auction winners, the £2,000 holding fee already paid is credited against the fee due. The deposit and buyer's or reservation fee cannot be collected until Your Sale has approved the buyer's external AML check. Please read the legal pack and the applicable auction terms before bidding.

Terms & Conditions

By registering to bid and/or placing a bid, you agree to be bound by the auction Terms & Conditions. All bids are legally binding and cannot be withdrawn. If you are the winning bidder at auction, the auction contract applies. Please read the full Terms & Conditions before bidding.

Part A — Platform terms

About Your Sale

Your Sale is an online property auction platform operated by Your Sale Auction Limited at yoursaleauction.com. The platform handles property advertising, account approval, viewings, messaging, offers, auction bidding, auction closure and the sale-completion steps that follow. Bidding takes place natively on the platform through scheduled unconditional and conditional auctions.

Accounts and approval

Two account types are available: Buyer accounts for those who wish to bid, make offers or buy, and Business Seller accounts for businesses that list property. Every new account is reviewed and approved by Your Sale before it can be used. Sellers must be the owner of the property or properly authorised to act for the owner. Identity, anti-money-laundering and proof-of-funds evidence may be requested from buyers and sellers, and approval to bid may depend on that evidence being provided and verified.

Listing property

Business sellers provide accurate property information, photographs, floorplans, EPC details and legal information, and must instruct a solicitor to prepare the legal pack and upload it before the auction starts. A lot with no legal pack on the platform at the moment its auction starts is automatically withdrawn from that auction. Once a lot is live or scheduled for auction, changes are limited to media, description, solicitor details and EPC renewal. All listings are reviewed and approved by Your Sale before publication.

Guide prices

Guide prices are indicative and may change.

Offers

A buyer may make an offer on any advertised lot. The seller decides whether to accept, reject or counter. A seller may accept an offer at any amount, and an accepted offer takes the property through the same sale-completion steps as an auction win. Only one offer can be pending per buyer per lot at a time.

Fees

All fees quoted are exclusive of VAT, which is added at the prevailing rate. The purchase price is not subject to VAT unless the seller has opted to tax the sale, which is disclosed before you bid.

Messaging and privacy

Messages between buyers and sellers are private conversation threads. Property enquiries, offers and personal documents are not published.

Viewings and communications

Viewings are arranged through the platform either by booking a seller-set viewing date or by requesting a time, which the seller may confirm. Platform messages and email notifications are used to keep parties informed.

Property information

Sellers and agents must provide accurate information and remain authorised to act. Buyers should inspect the property, read the legal pack and take independent legal and financial advice before bidding or offering. Your Sale publishes the information provided by sellers and does not independently verify it.

Part B — Auction terms

About the auction terms

These auction terms apply to every auction conducted on Your Sale. By registering to bid you accept them, alongside the platform terms above.

Registration to bid

Registration opens 3 days before the auction starts and closes when bidding begins.

You must register for the auction and place the holding fee before approval to bid. Buyer identity and anti-money-laundering checks are carried out only after you win or a seller accepts your offer.

You may be asked for proof of funds. Approval to bid is at Your Sale's discretion.

Each approved bidder is identified in the auction room only as bidder 1, 2, 3 and so on. Your name is never shown to other bidders.

The holding fee

To complete registration you must place a £2,000 holding fee on your card. It is held, not taken.

If you do not win, it is released automatically and in full, normally within 5 working days of the auction ending.

If you win, the £2,000 is taken and deducted from your Buyer's fee or Reservation fee.

The holding fee does not secure or reserve the property, and it is not a deposit on the purchase.

Bidding rules

Bids are placed in increments of £1,000.

All bids are legally binding. A bid is an offer to buy the property on these terms and, if you win the auction, on the terms of the auction contract for an unconditional lot or the reservation agreement for a conditional lot.

The platform's auction system decides which bids are accepted. Your Sale may refuse, retract or reverse a bid placed improperly, in error or in bad faith.

Proxy (automatic) bidding: you may set a maximum bid. The system bids for you in £1,000 steps, only as needed to keep you in the lead, and never above your maximum. Your maximum is never visible to other bidders.

Anti-sniping: a bid received in the final moments of the auction extends the end time so other bidders can respond.

If you bid or make an offer for a company, trust or another person, you are personally bound by the result, jointly with the buyer you act for.

You must bid only on your own behalf. You may not collude with other bidders, manipulate bidding or withdraw a bid after it is accepted.

Unconditional auctions

The highest bid at or above the reserve price when the auction ends wins, and contracts exchange immediately.

The successful buyer pays a 5% deposit of the sale price, and the Buyer's fee — a percentage of the sale price with a minimum of £4,000, plus VAT — minus the £2,000 holding fee already taken.

The auction contract incorporates the RICS Common Auction Conditions (5th edition) and the special conditions in the legal pack.

The auction contract is released to the successful buyer once the deposit and Buyer's fee are paid. Completion follows the dates in the contract.

Conditional auctions

The highest bid at or above the reserve wins, and the winning bidder is bound by the reservation agreement fixing the sale conditions and completion period. By bidding, you have already agreed to sign the reservation agreement if you win.

The reservation agreement terms — including the reservation fee, the up-to-28-day reservation period to exchange and the further up-to-28-day completion period — are available to read in the legal pack before you bid.

The successful bidder pays the Reservation fee — a percentage of the sale price stipulated by the seller, with a minimum of £4,000, plus VAT — minus the £2,000 holding fee already taken. The Reservation fee is a fee for the reservation service; it is additional to the purchase price and is not put towards it.

The later sale contract incorporates the RICS Common Auction Conditions (5th edition), adapted for a conditional sale, and the special conditions in the legal pack.

No deposit is due at this stage. Exchange of contracts follows once searches, enquiries and finance are complete within the reservation period.

A pre-auction offer accepted by the seller on a conditional lot follows the same process as an auction win: the buyer pays the Reservation fee and signs the reservation agreement under the same reservation terms. Unlike a winning bidder, a buyer whose offer is accepted is not bound until they sign the reservation agreement and may withdraw before signing.

Reserve price and results

Each lot has a confidential reserve price set by the seller, which is never displayed. A lot will not sell below its reserve through bidding. If bidding does not reach the reserve, the lot does not sell and all holding fees are released.

Offers before the auction

A pre-auction offer accepted by the seller takes the lot out of the auction. In that case no holding fee is taken — any offer payment is made in full, and registered bidders' holding fees are released.

Payment

The holding fee is taken by card through the platform.

Deposits, Buyer's fees and Reservation fees are paid by bank transfer to Your Sale's nominated account, with instructions issued only after Your Sale has passed the successful buyer's external AML check and approved their source of funds. The auction holding fee is the exception and may be taken beforehand. Payment must clear before the signed auction contract or reservation agreement is issued. For conditional lots, the reservation agreement terms are available to read in the legal pack before bidding.

Unconditional lots: if the successful buyer fails to pay the deposit or Buyer's fee by the deadline, this is a breach of the binding contract. The holding fee is retained and the seller may use the remedies in the RICS Common Auction Conditions, including claiming losses and any shortfall on resale.

Conditional lots: if the successful buyer fails to pay the Reservation fee by the deadline, they are treated as having withdrawn. The reservation ends, the holding fee is retained and the lot may be remarketed.

If you win

You are committed to buy on the terms of the auction contract or reservation agreement. Bidding is not a "subject to contract" negotiation.

You'll be guided through the sale-completion steps on the platform, including solicitor details and document exchange.

The legal pack

A lot with no legal pack on the platform at the moment its auction starts is automatically withdrawn from that auction.

The legal pack is prepared by the seller's instructed solicitor and made available to approved interested parties before bidding. You should read it, inspect the property, and take independent legal and financial advice before you bid.

For unconditional sales, the contract is released separately to the successful buyer after payment of the deposit and Buyer's fee.

Auction conduct and cancellation

Your Sale may pause, extend, postpone or withdraw a lot at any time before the auction ends.

If the platform cancels an auction for a reason not attributable to you, your holding fee is released.

Abusive conduct, attempted bidder intimidation or misuse of the platform may lead to suspension of your registration without release of the holding fee where caused by your breach.

Data and privacy

Bidding records, holding-fee records and identity checks are processed as described in the Privacy Policy and kept as required by anti-money-laundering law.

Part C — Liability and changes

Liability

Your Sale provides the marketplace and auction platform but does not act as an estate agent, solicitor or lender. Nothing on the platform is legal or financial advice. Your Sale is not liable for a party's failure to complete, for the accuracy of property information, or for losses arising from reliance on it, to the extent permitted by law.

Changes to these terms

These terms may be updated from time to time. The version published on this page applies to your use of the platform.



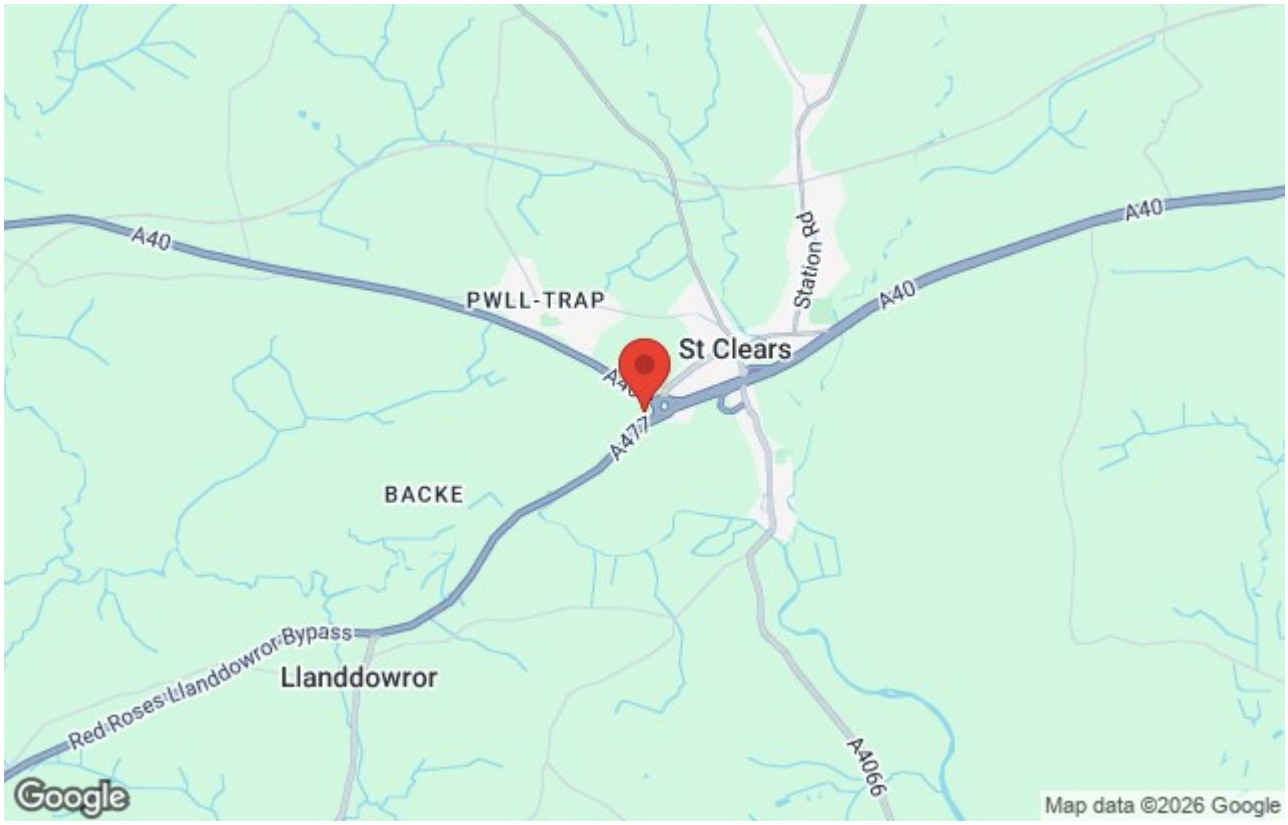












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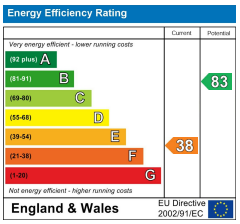


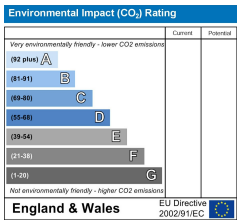
Type: House - Detached
Tenure: Freehold
Council Tax Band: D

Services: Mains water, electricity and drainage.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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