

39 Henver Road, Newquay, TR7 3DQ



SEMI-DETACHED VACANT 3 BEDROOM HOUSE FOR REFURBISHMENT/REPAIR WITH PARKING AND AN ENCLOSED GARDEN. CASH PURCHASERS FOR QUICK COMPLETION ONLY - MUNDIC C2 FOUNDATIONS FAIL

- Substantial house requiring work
- Recent Electrical Installation Safety Report
- NOT MORTGAGEABLE
- Ample front parking, side drive with rear garage/workshop
- FAILED MUNDIC TEST – C2 (see notes)
- EPC – D
- 3 Bedrooms, including loft room
- Gas C/H with current safety certificate
- CASH PURCHASERS FOR QUICK SALE ONLY
- 3 Shower Rooms

Reduced To £210,000 Freehold

This semi-detached property is available with immediate vacant possession and the vendors seek a quick sale. **CASH PURCHASERS ONLY, UNMORTGAGEABLE.** Applicants will be required to confirm their cash status and ability to complete within 6 weeks. Any survey/quotes welcome, at buyers expense.

MUNDIC NOTES

The property was tested for mundic back in 1999 and failed a density test to the foundations. The block elevations were noted as fine. The owners commissioned a builder firm to effectively encase the strip foundations that failed the original mundic test and repair the broken drains. All of this work was carried out and considered a satisfactory remedy back in 1999/2000 and the property has been rented out ever since. When the property became vacant in November 2024 a subsequent mundic test was commissioned that similarly failed (2 x foundations samples only, 11 x elevation samples A1 passed) citing the fact that the "concrete in these two locations is mainly soft and weak and cannot be relied upon. This is not down to mundic deterioration but some other detrimental cause." The report goes on to conclude that "The marketability will be impaired and typically the property would be considered unmortgageable until the property has been definitively classified (if possible) or replaced."

In respect of the works carried out in 2000, the report finds as follows:

The footings to the main house are constructed of mass concrete. Documentary evidence was supplied to show that these were encased in 2000, however the RICS 3rd guideline states "the enclosure of exposed faces of footing plinths (eg, by raising external ground levels or casting concrete paths against the exposed external face of the plinth, or by replacing suspended timber floors with concrete floors to encase the exposed inner faces of plinths) while a method adopted in the past, is no longer acceptable as a means of 'converting' footings to fully enclosed foundations. This is because B1.6, above in this guidance now defines foundations as having 'always been' fully enclosed. Footings enclosed in this way no longer meet the required definition."

A full copy of the mundic test undertaken by Cornwall Mining Consultants on the 26th November 2024 is available on request

UNDERPINNING

Based on the findings in the mundic report and the estimated linear metrage of the underpinning required including supporting and party walls (note party wall act requirement), we have an indicative quote from a third party independent underpinning contractor in the sum of £35,000 for the underpinning required to classify the property as sound and mortgageable. In addition to this, any buyer would need to pay Cornwall Mining Consultants a professional fee to oversee the works and provide the completion paperwork for mortgage/insurance purposes. These costs are estimated at circa £1,000

plus VAT. A copy of the quote is available on request.

For more information on the quote, the mundic report or the professional oversight, please call:
Underpinning quote - Luke Gillard -
lukegillardunderground@gmail.com
Cornwall Mining Consultants - Jackie Goldsworthy -
jackie@cminingc.co.uk

GAS BOILER NOTES

The gas installation was inspected and passed safe by British Gas on the 1st February 2024. A copy of the gas safety certificate is available on request

ELECTRICAL INSTALLATION NOTES

The electrical installation was tested following remedial works on the 16th May 2024 by Electrical Services, resulting in a satisfactory condition note with no advisories/recommendations. A copy of the EICR is available on request.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band D

SURVEYS

A survey has not been carried out on the house. Any and all surveys are welcome at buyers expense. Prospective purchasers should satisfy themselves as to the condition of the house and the costs of any remedial works required.

RENTAL

The property does not "have" to be repaired in line with the RICS guidelines, this is a purchaser choice. A purchaser could lightly refurbish the house and then rent it out, or live in it, provided that they understood it would not be mortgageable under current guidelines. Rental estimate following refurbishment £1250-£1300 pcm.

POSSESSION

The property is available with immediate vacant possession.

SALE TIMELINE

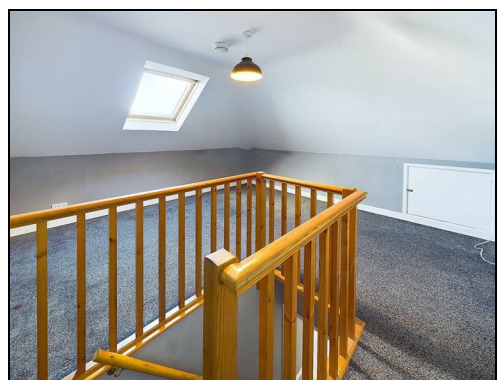
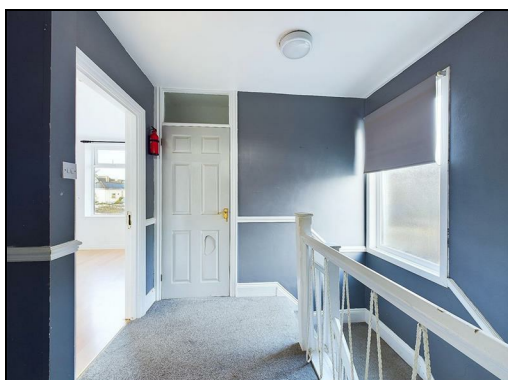
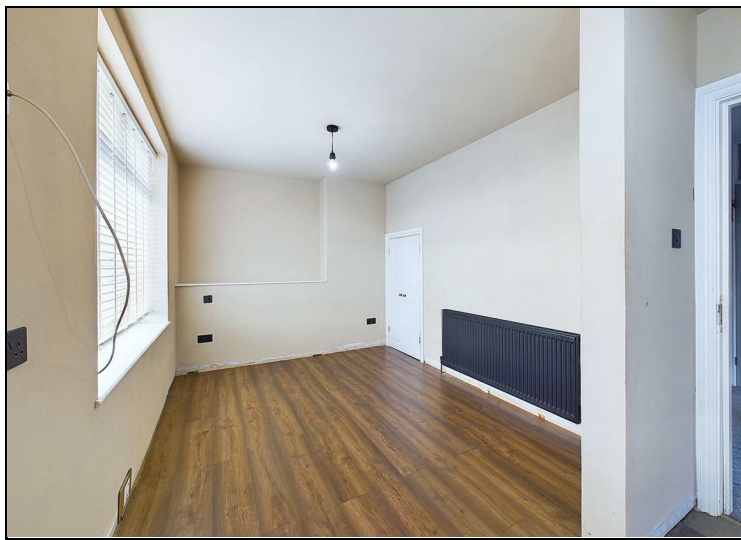
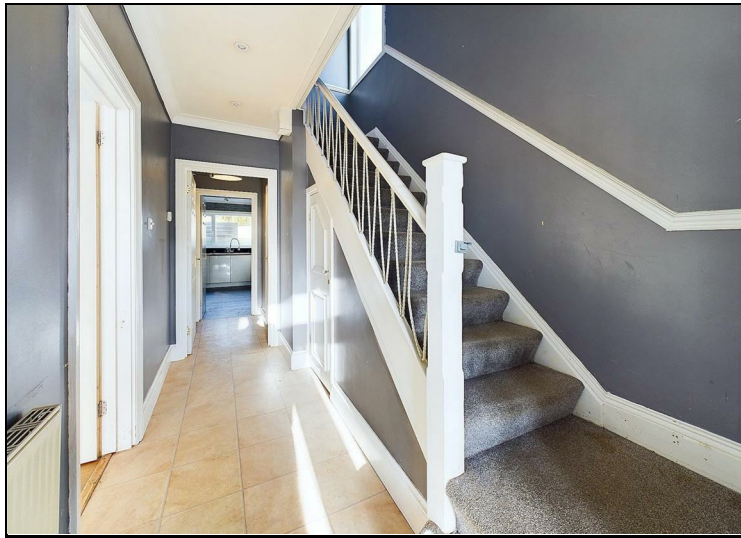
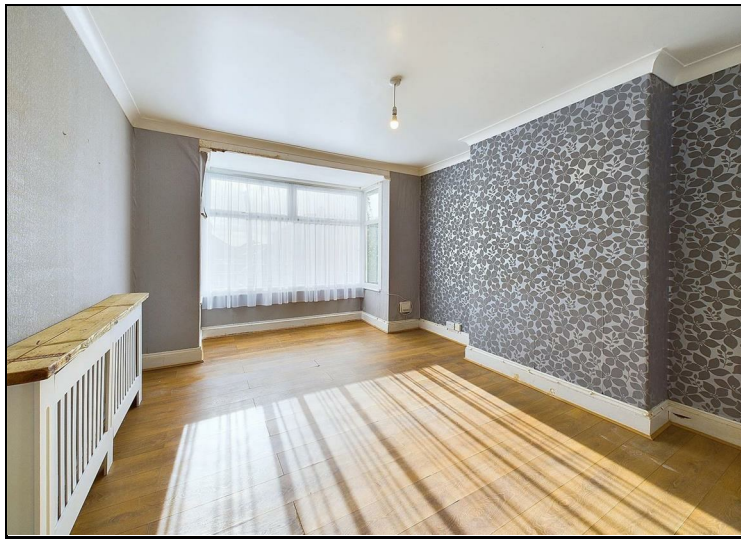
Any successful bidder will be expected to exchange and complete within 6 weeks following receipt of draft contracts. After 6 weeks has expired, the property will be re-marketed. This is not negotiable.

VIEWING

The property is available for viewing anytime by arrangement. Please call us on (01637) 875847 to arrange a mutually agreeable appointment.

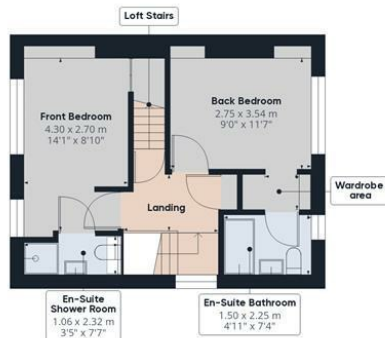
BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1000Mbps
Mobile coverage: Likely/limited
(Source: OFCOM)





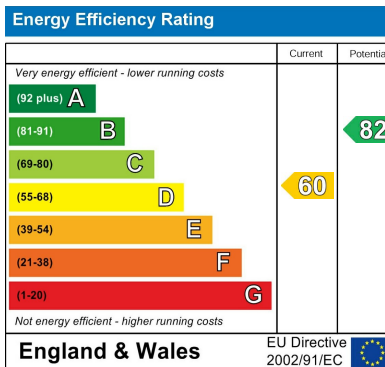
Floor 0



Floor 1



Floor 2



Approximate total area¹⁰

113.24 m²

1218.89 ft²

Reduced headroom

5.9 m²

63.48 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Start & co

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