

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**247propertyauctions**  
SELLING BY AUCTION TWENTY-FOUR SEVEN



**LOT 1**

**For Sale by Traditional Auction on Thursday 18<sup>th</sup> July @ 2:00pm**

**For Sale**

**£375,000 Guide Price**

Wixenford Farm, Colesdown Hill, Plymouth,  
Devon PL9 8AA

1.74 Acres  
(0.71 Hectares)



# Summary

- Residential Investment Opportunity
- For sale by traditional online auction on Thursday 18<sup>th</sup> July
- Large mixed industrial and residential estate
- Farmhouse now four flats
- Multiple barns
- Yard space and land
- Great access to the A38 road network

## Location:

The Estate is located on the outskirts of Plymstock near to Plymouth and thus offers easy access to major transportation routes and other amenities.

## Description:

A substantial residential period farmhouse investment opportunity offering vast potential for letting investors and developers alike, being located on the outskirts of the City of Plymouth, conveniently for Plymstock and, in turn, Plympton.

This attractive Farmhouse, which required updating, is currently arranged as four units of self-contained accommodation, all being let on assured shorthold tenancy agreements. Another exciting facet are the adjoining character barns (which have commercial tenancies in situ) and these may well offer further development potential, subject to all necessary consents being obtainable.

## Residential Accommodation:

Located within the main farmhouse dwelling:

Flat 1: Over three floors of accommodation briefly comprising: two bedrooms, living room, large kitchen/eating room, bathroom, small external garden.

Flat 2: Over three floors of accommodation briefly comprising: bedroom, living room, kitchen and bathroom.

Flat 3: Kitchen, living room, bedroom, bathroom.

Flat 4: Over two floors of accommodation briefly comprising: bedroom, living room, kitchen and bathroom.

Outside: Informal permission to use an area of outside space as a garden.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Flat 1 - E

Flat 2 - E

Flat 3 - D

Flat 4 - D

Commercial Ratings: Units 5 and 6.

## Planning:

The site may offer the potential for a variety of either residential or commercial development angles along with other alternative uses & schemes, subject to all the necessary consents being obtainable.

## Business Rates:

Please visit the Government website on: Find a business rates valuation - GOV.UK ([www.gov.uk](http://www.gov.uk))

## Terms:

Freehold subject to tenancies and leases.

## Tenancies:

Flat 1 - rents reserved of £550 pcm let on an AST basis

Flat 2 - rents reserved of £400 pcm let on an AST basis

Flat 3 - rents reserved of £400 pcm let on an AST basis

Flat 4 - rents reserved of £400 pcm let on an AST basis

[247auction.bambooauctions.com/property/residential-and-investment-opportunity-9088897](http://247auction.bambooauctions.com/property/residential-and-investment-opportunity-9088897)

## IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

## AUCTION LEGAL PACK & FINANCE

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. It is the purchaser's responsibility to make all necessary legal and finance enquiries prior to the auction.

## †TRADITIONAL AUCTION

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be

legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

## \* PRICING INFORMATION

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

## REFRESHING THE PAGE

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

## DISCLAIMER

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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