



Seafield Cottage, 51 South Road, Weston-super-Mare, North Somerset, BS23 2LU



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# FOR SALE BY PUBLIC AUCTION

**Subject to reserve, conditions of sale and unless sold otherwise**

\*Auction Guide Price £160,000.00 Plus

For Sale by Public Auction on Thursday 16<sup>th</sup> May 2024 at Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA and online at 7.00pm.

Uncover the untapped potential in this leasehold maisonette, comprising two bedrooms over two floors. Situated in an elevated position along the privileged hillside with impressive views spanning the Weston-super-Mare seafront and beyond, this superb property is in need of modernisation and refurbishment throughout. Benefitting from a single garage, parking space and a shared garden, it is an exciting opportunity for someone looking to make their mark.

The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seafront, promenade and Weston woods are also close by. For the commuter, Junction 21 is accessible which provides easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities and the nearby bus service provides connection to most areas of the town and outlying districts. EPC Rating E44, Council Tax Band B.

The sale of the property is subject to probate being granted.

## Auction Details:

- **Venue:** Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA (there is plenty of free parking)
- **Date:** Thursday 16<sup>th</sup> May 2024
- **Start Time:** 7:00pm
- **Bidding Options:** In room, online, proxy, telephone

\*Guides are provided as an indication of each seller's minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.



# Accommodation

## Entrance

UPVC double glazed entrance door into hallway.

## Hallway

Doors to ground floor rooms, ceiling light.

## Utility

A ceramic sink and drainer over floor unit, space for appliances, wall mounted gas fired boiler, timber frame single glazed door to rear, ceiling light.

## Kitchen/Dining Room

A range of wall and floor units with worktops and tiled splashback over, inset stainless steel sink and drainer positioned under a UPVC double glazed window, four burner gas hob with extraction hood over, doors to bedroom two and bedroom one, internal glass panels, radiator, ceiling lights.

## Bedroom Two

A timber framed single glazed window, fitted wardrobes and cupboards, radiator, ceiling light.

## Bedroom One

Various UPVC double glazed windows, radiators, ceiling light.

## Stairs Rising from Kitchen Area to First Floor Living Room

## First Floor

## Living Room

An impressive light and bright main living area with a UPVC double glazed window to front, fireplace and surround, two timber framed single glazed windows (one fixed), three radiators, ceiling lights.

## Rear Hallway

Door to bathroom, useful built-in storage cupboard, ceiling light.

## Bathroom

A low-level WC, wash hand basin and pedestal, P shaped panel bath with shower attachment and glass screen over, tiled walls and flooring, UPVC double glazed window, radiator, ceiling light.

## Outside

On approach to the property there is a sloping tarmac driveway leading to the attached block of apartments and apartment number 10. A shared communal garden is located at the top of the block.

## Garage & Parking

Single Garage to the front of the kitchen window with parking space in front. Visitor parking is at the front of the block of apartments facing down the drive.

## Services

Mains electric, gas, drainage & water.

## Tenure

Leasehold.

## Management Fees and Ground Rent

The management fees are circa. £100.00 per month, the ground rent is circa £1.00 per annum and the lease is 999 years from 25th December 1972.

## Please Note

If you are attending the auction in person there is plenty of free parking at the venue. The sale of the property is subject to probate being granted. The integrity and structure of the property is 'Sold as seen' however, the vendor will be clearing some items prior to completion. In addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction.







## IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale (Auctions (Bidding Agreements Act 1969) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.
7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. **Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.**
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. **Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.**
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. *(This is a strict and adhered to policy).*
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 + VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/subsequent to the auction.
18. **Prior Sale.** Under no circumstances will the property be sold within 10 days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. *(This is a strict and adhered to policy)*
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.

**N.B. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing/soil and asbestos survey. We advise that you check the legal pack and contracts for any additional costs which may apply to the purchaser.**

**Tenure:** Leasehold

**Viewing:** By arrangement with agent only.

**Conditions of Sale: From Solicitor: Mr Chris Georgiou of Berry Redmond Gordon and Penney LLP, 50 Boulevard, Weston – super – Mare, North Somerset, BS23 1NF**

**Telephone:** 01934 414 161

**Email:** [chris.georgiou@brgp.co.uk](mailto:chris.georgiou@brgp.co.uk)

**Buyer's Premium:**

*All bidders will be required to produce two forms of identification at registration prior to auction. The purchaser will be required to pay the Buyer's Premium of £1,000.00 plus VAT (£1,200.00). Cheques for the Buyer's premium should be made payable to David Plaister Limited.*

David Plaister Limited trading for themselves as Agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and therefore do not constitute any part of any contract. David Plaister Limited or any employee thereof do not have authority to make or give any warranty, guarantee or representation whatsoever in relation of this property.



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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