

Payne & Co.

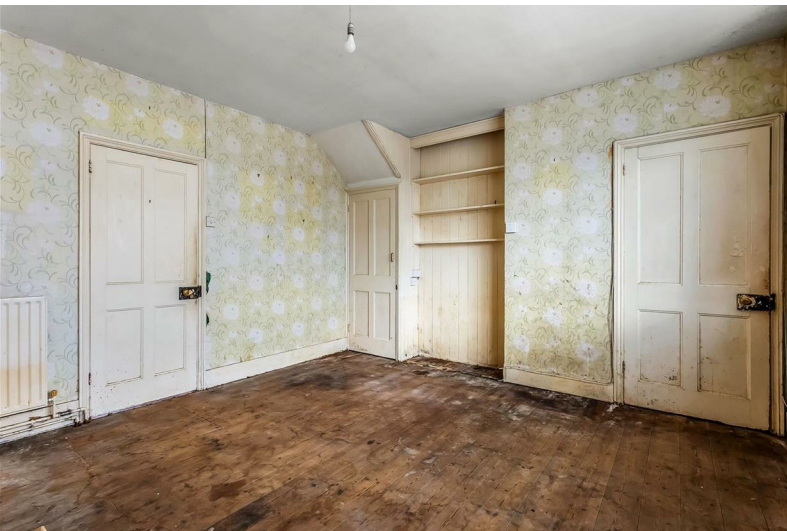


6 Chathill Cottages Miles Lane

Freehold

Tandridge RH8 9NR

Guide Price £275,000



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Situation

Located in a rural setting with attractive farmland views to the front and rear. Oxted is approximately 3.5 miles and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From Oxted proceed on the A25 towards Godstone and take the left hand turning at the roundabout to Tandridge. Proceed through the village and at the junction turn right. Continue along this road and take the second turning on the right - Miles Lane - and the property will be found after a short distance on the right hand side.

To Be Sold

** For sale by online auction ** Pre-Auction offers considered **

- Buyers Fee Applies
- Auction Pack Available On Request
- Auction Date - Wednesday 11th September 2024

A 3 bedroom semi detached property requiring complete modernisation, located in a rural position with views over countryside from both the front and rear elevation. The property has driveway parking, garage, long rear garden has potential to extend (STPP). NO ONWARD CHAIN

Notes

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE

Tel: 01883 712261

REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to

a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



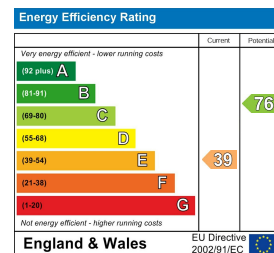
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.