

WB Auctions



49 Hillside, Orwell
Royston, Hertfordshire, SG8 5QZ

WeldonBeesly

49 HILLSIDE, ORWELL, ROYSTON, SG8 5QZ

A detached 2-bedroom house with garage and large garden, offering a great opportunity for renovation and improvement. The property is located in Orwell off the A603 and enjoys rural views of the arable countryside. Orwell is conveniently located between Royston and Cambridge.

AUCTION DATE: WEDNESDAY 30TH APRIL 2025 AT 12 PM

Important Notice

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Weldon Beesly's auction page-

<https://weldonbeesly.com/online-auctions/>

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Weldon Beesly online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Guide Price: £395,000

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

Fees

The winning buyer must pay £5,000 automatically at the end of the auction of which: £3,960 (including VAT) is a buyer fee and £1,040 is a deposit contribution.

Services

We understand that mains water and electric are connected to the property, but buyers should make their own enquiries.

Tenure and possession

The property is to be sold freehold with vacant possession.

Easements, Covenants and Rights of Way

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not.

Overage

The property is offered for sale without overage.



Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct, but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Legal pack

A legal pack will be available on Weldon Beesly's online auction page and interested parties will need to register before accessing the legal documents.

Viewing

Strictly by appointment only with Weldon Beesly.
Telephone: 01279 798866
Email: info@weldonbeesly.com

Health and Safety

We would ask that you be as vigilant as possible when making any inspection, for your own personal safety and that of others.

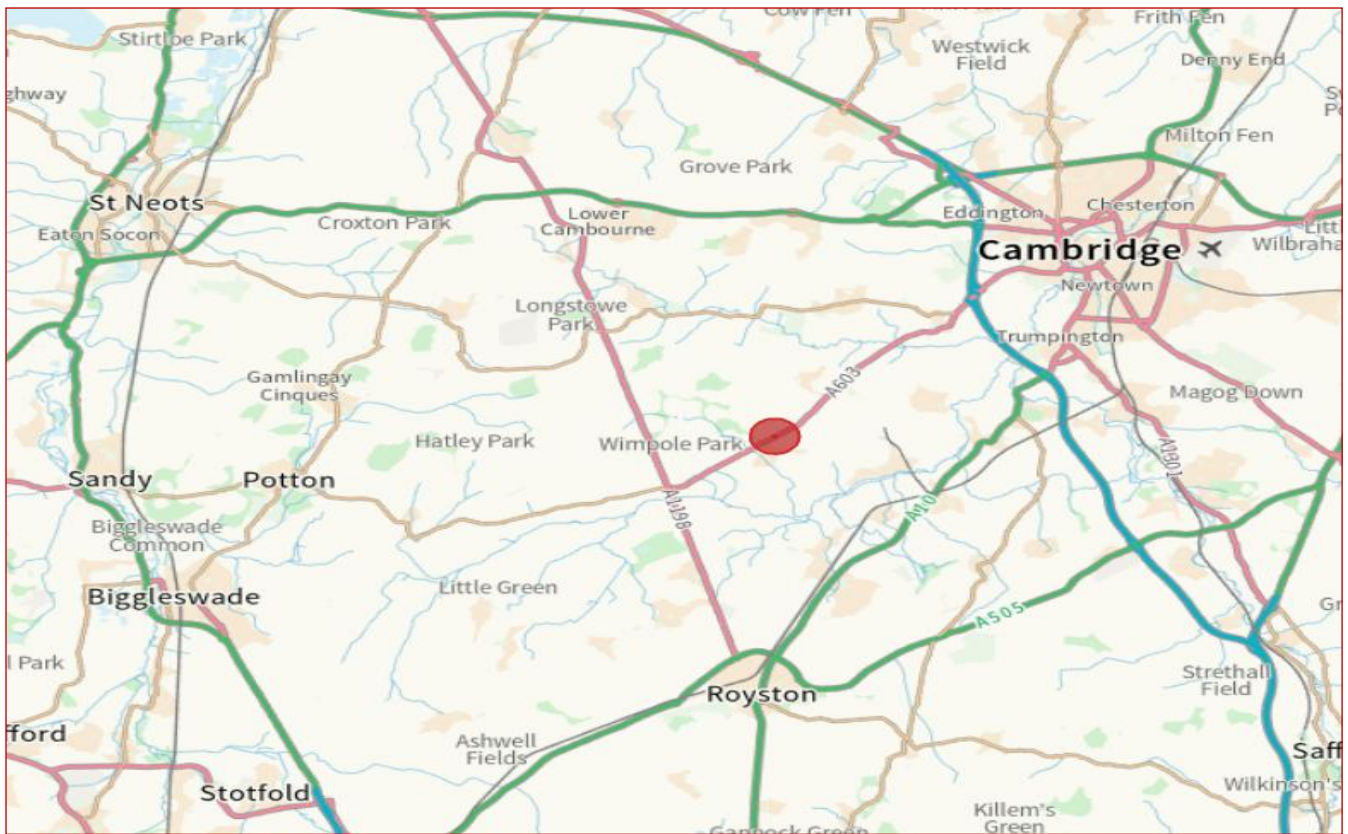
Local Authority

South Cambridgeshire District Council.

What3Words

<https://w3w.co/jelly.embraced.mouths>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of face. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. Particulars of sale prepared in March 2025 and photographs taken in February 2025. 5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.

WeldonBeesly

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