



CHAFFERS
ESTATE AGENTS



Church Hill

Iwerne Minster, Iwerne Minster, DT11 8LS

Pre-Auction offers considered ** A pretty three bedroom end of terrace property located in a highly sought after village in need of some modernisation with front and rear gardens, driveway and detached garage offered to the market with no onward chain.

Auction Guide £290,000 Freehold

Council Tax Band: D

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DESCRIPTION

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

Located a short distance from the village church this deceptively spacious three bedroom end of terrace property is a must-see for its potential to be fully appreciated. Whilst in need of some modernisation this pretty cottage is situated on a popular residential street just a short walk from the heart of the village of Iwerne Minster has plenty of scope with the benefit of a large attic room, large gardens, garage, parking and enjoying countryside views being sold with no forward chain, located in the heart of this highly desirable village.

The accommodation is set out over two floors - on the ground floor: an entrance hall, good size living room, dining room, kitchen, WC, rear porch/utility area and door to the rear garden. On the first floor: landing, two double bedrooms, single third bedroom and family bathroom.

Outside you will find front and rear gardens, pathway providing access from the front to the rear, private driveway and detached single garage and two useful outbuildings.

*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 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

SITUATION

Iwerne Minster has been noted Dorset's best-kept village in recent years and provides local amenities including General Store, Sub-Post

Office, Public House, Garage and famous public school, Clayesmore. Set between Blandford Forum and Shaftesbury both approximately 6 miles, the surrounding countryside is designated a conservation area. Poole and Bournemouth are approximately 21 and 27 miles respectively. Main line trains to London are available at Salisbury and Gillingham. Located in North Dorset on the A350 between Blandford Forum and Shaftesbury, Iwerne Minster lies in the Blackmore Vale within the Cranborne Chase and West Wiltshire Downs in an Area of Outstanding Natural Beauty (AONB). The River Iwerne, which flows from a spring within the heart of the village is an ancient river whose name comes from the Celtic "yew-tree stream". The Minster is now the lovely St Mary's Church.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil central heating.

Council Authority: Dorset Council ~ Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: F

- Buyers Fee Applies

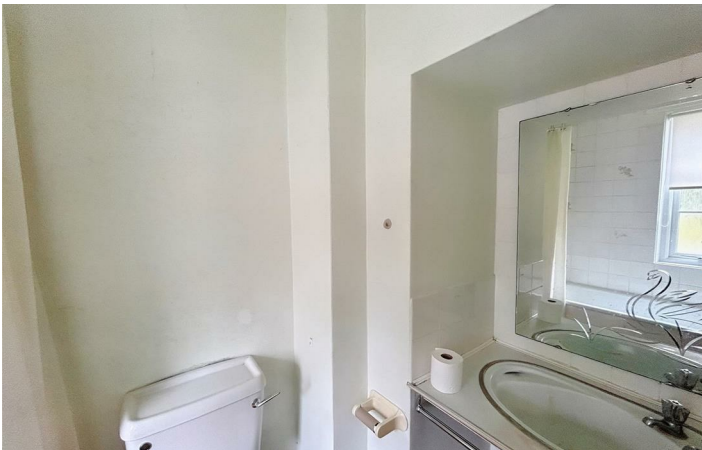
- Auction Pack Available On Request

- Auction Date - Thursday 10th October 2024



Directions

From our Shaftesbury Office proceed down the High Street bearing right into Salisbury Street, at the Royal Chase roundabout take the third exit off onto the A354, continue on this road driving through Compton Abbas and Fontmell Magna, then on entering Iwerne Minster turn left by the War Memorial into Higher Street follow the road round taking the right turning for Church Hill where High Banks will be found on the right hand side.



Floor Plan



Total area: approx. 132.0 sq. metres (1421.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	37		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	