

The Nook, Eglos Parc, Mullion, Helston, Cornwall TR12 7DG



For Sale by Public Online Auction (unless sold prior)

Coming Soon

In a central coastal village, a detached two bedroom bungalow, on a generous plot, suitable for re-development subject to planning, within easy reach of the village amenities and the coast.

Guide Price - £175,0000 + Freehold

01872 272722

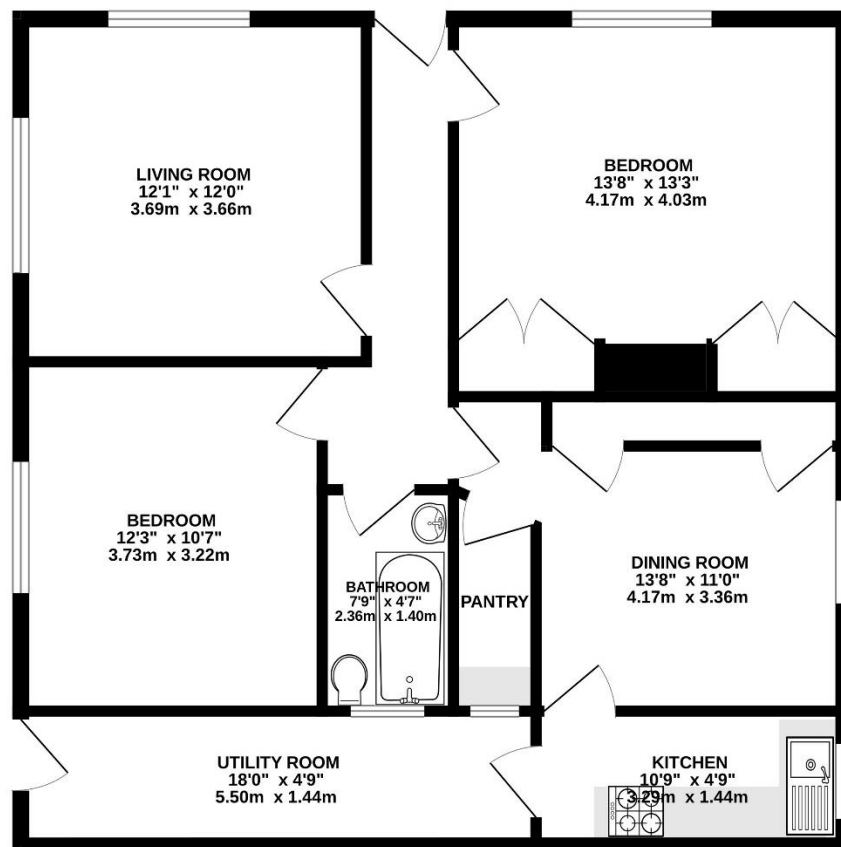
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

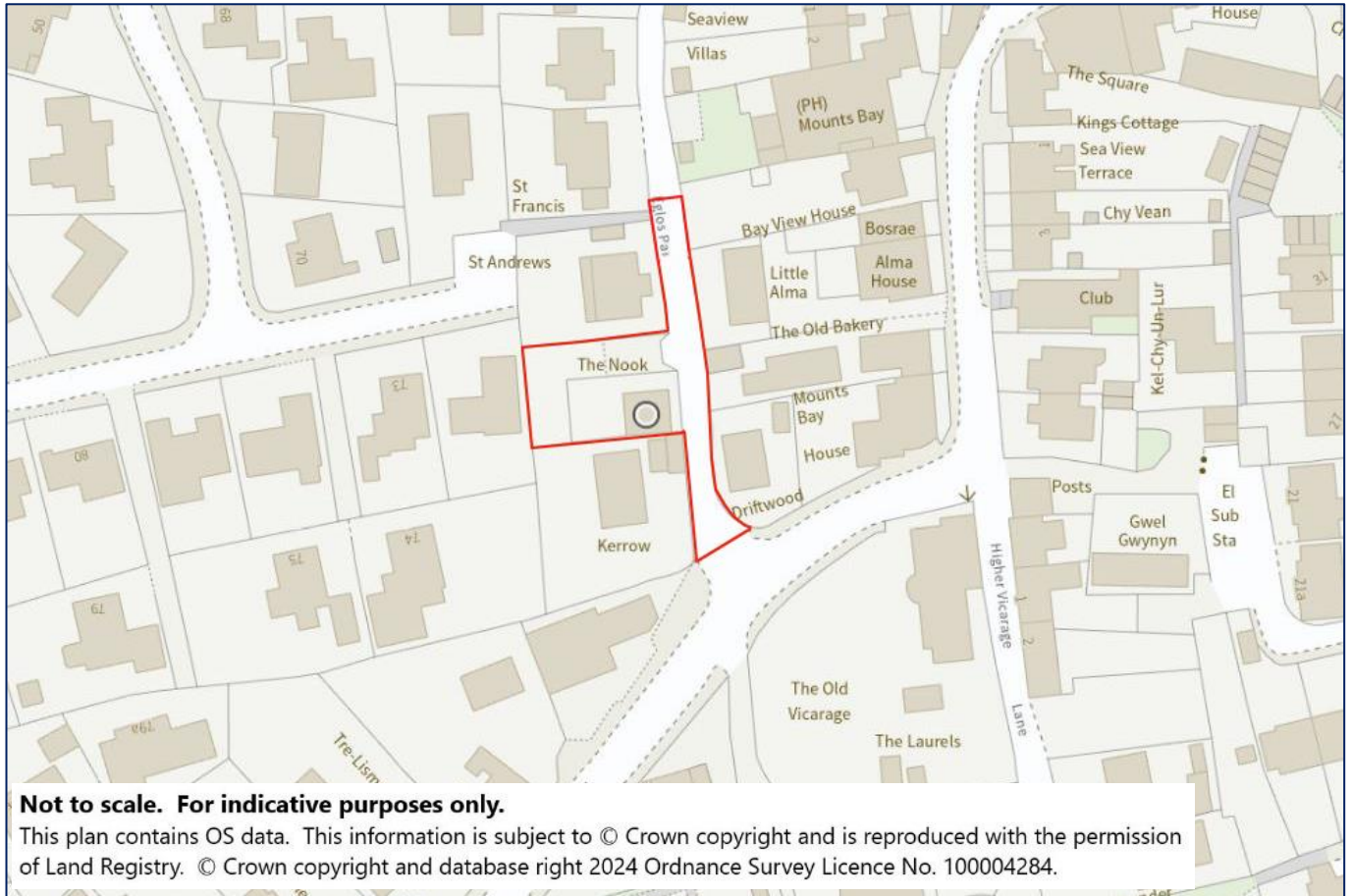
In an accessible position, with the village amenities just a short walk, a detached bungalow built circa 1930's with cedar shingle elevations, currently used as a successful holiday let, to be sold fully furnished (except the TV), comprising two bedroom bungalow, with entrance hall, sitting room, Bathroom, kitchen, dining area and a rear utility/boot room/store.

The bungalow sits on a relatively level site with ample parking, would lend itself to be re-developed, subject to planning. The coastal views into Mounts Bay would be greatly enhanced if a two storey property was constructed.



Situation

Mullion is a coastal village on The Lizard Peninsula in an Area of Outstanding Natural Beauty, approximately 5 miles south of the old market town of Helston, famed for its Flurry Dance. Mullion village provides services and facilities for everyday requirements to include Co-op, public house, primary and senior schools. Helston boasts a larger array of retail and professional services and health and leisure facilities. The scenic Lizard Peninsula, renowned for its extensive coastal walks and rugged coastline with numerous sheltered beaches in quiet coves suitable for swimming or surfing are within easy reach.



Council Tax Band: N/A Currently registered for business rates. RV £2900. (100% small business relief if applicable)

EPC: E-41

Services: Mains electric, mains water and drainage. Night Storage Heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Agents Note: Low risk asbestos has been identified at the property. A survey report available in the auction pack.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. Neighbouring properties have access rights over the lane.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas Tel: 01872 272722 Email: property@lodgeandthomas.co.uk [what3words///cries.universe.clay](https://www.what3words.com/cries.universe.clay)

GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – www.bambooauctions.com

SPECIAL CONDITION OF SALE The buyer will be required to reimburse the sellers the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES The successful Purchaser will be required to pay £5,000 on registration to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors:

Borlase & Co, 3 Coinagehall Street, Helston. Cornwall TR13 8ER. FAO Sophie Smith Tel 01326 574988.
Email: ss@borlase-co.co.uk