



Gatehouse North End, Saltfleetby Louth LN11 7SP

welcome to

Gatehouse North End, Saltfleetby Louth

GUIDE PRICE £200,000 - £250,000

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS www.barnardmarcusauctions.co.uk

TUESDAY 30TH JULY 2024 at 9:30am

Property Description

The property comprises of Entrance Porch, downstairs WC, Kitchen, Dining Area, Lounge, reception room, bathroom and 4 Bedrooms.

The Property requires a full renovation.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers, Bagshaws Residential, and vendors solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to auctions. Prospective purchasers are advised to check with the auctioneers, Bagshaws Residential, before the sale that the property is neither sold or withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health And Safety

Health & Safety Advice for Property Viewers Whilst Bagshaws Residential make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of the properties in our auction and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide Price And Reserve

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide

price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash or credit card deposits. The sale of each lot is subject to a contract documentation charge £1,500.00 (including VAT) payable on the fall of the hammer. If you are unable to attend the auction for any reason you can still bid on the property either by telephone or proxy bid, please contact the auctioneers for further information. Guidance notes are set out in the catalogue in relation to auction property, particularly from a purchasing perspective.





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Gatehouse North End, Saltfleetby Louth

- 4/5 BEDROOM DETACHED HOUSE
- AMPLE PARKING
- GARDEN
- OUT BUILDING
- LOCATED IN SOUGHT AFTER AREA

Tenure: Freehold EPC Rating: E

guide price

£200,000

directions to this property:

See Multi-Map Illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG108857 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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