



**Hautboy Lane, Warmington Peterborough PE8 6TQ**



**welcome to**

## **Hautboy Lane, Warmington Peterborough**

A rare opportunity to purchase a vacant Grade 2 listed Cottage in need of modernisation & set on a generous plot, along with two flats and a shop which are currently all let, set in a pleasant location in this sought after location. This property must be viewed to appreciate the potential.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Cottage

#### Lounge

16' 1" x 15' 9" (4.90m x 4.80m)

#### Dining Room

16' 3" x 12' 10" extending to 17' 4" (4.95m x 3.91m extending to 5.28m)

#### Rear Hallway

#### Kitchen

13' 7" x 9' 8" (4.14m x 2.95m)

#### First Floor Landing

#### Bedroom 1

14' 1" x 17' 3" (4.29m x 5.26m)

#### Bedroom 2

13' 11" x 13' 4" (4.24m x 4.06m)

#### Bedroom 3

12' 1" x 8' 8" (3.68m x 2.64m)

#### Bathroom

#### Wc

#### Outside The Cottage

#### Ground Floor Flat

#### Lounge / Kitchen

17' 2" x 14' 3" (5.23m x 4.34m)

#### Bedroom

13' 3" x 9' 10" (4.04m x 3.00m)

#### Shower Room

#### First Floor Flat

#### Lounge

19' 1" x 15' 9" (5.82m x 4.80m)

#### Kitchen Diner

19' x 12' max (5.79m x 3.66m max)

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

#### Bathroom

#### Notes

The flats and shop are currently let at £8250 per year until December 2033 with a provision for annual review. A copy of the lease is available for inspection.

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## Hautboy Lane, Warmington Peterborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- unique opportunity
- sought after Village location

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

guide price

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109220](https://williamhbrown.co.uk/Property/YXZ109220)



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YXZ109220 - 0004

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