



**Modern
Auction**

**£250,000
Leasehold**

2x  2x  1x 

**The Quadrangle, Lumley
Road, Horley, Surrey,
RH6**

cubitt & west
Helping you move forwards



Main features

- No onward chain
- For Sale by Modern Auction - T&Cs apply
- Subject to an undisclosed reserve price
- Buyers fees apply
- Allocated parking in private car park

Accommodation

GROUND FLOOR

Living/Dining Room: 14'1 x 14'0
(4.30m x 4.27m)

Kitchen: 10'0 x 9'0 (3.05m x 2.75m)

Bedroom 1: 14'1 x 10'1 (4.30m x 3.08m)

En-Suite: 7'0 x 5'0 (2.14m x 1.53m)

Bathroom: 7'0 x 5'1 (2.14m x 1.55m)

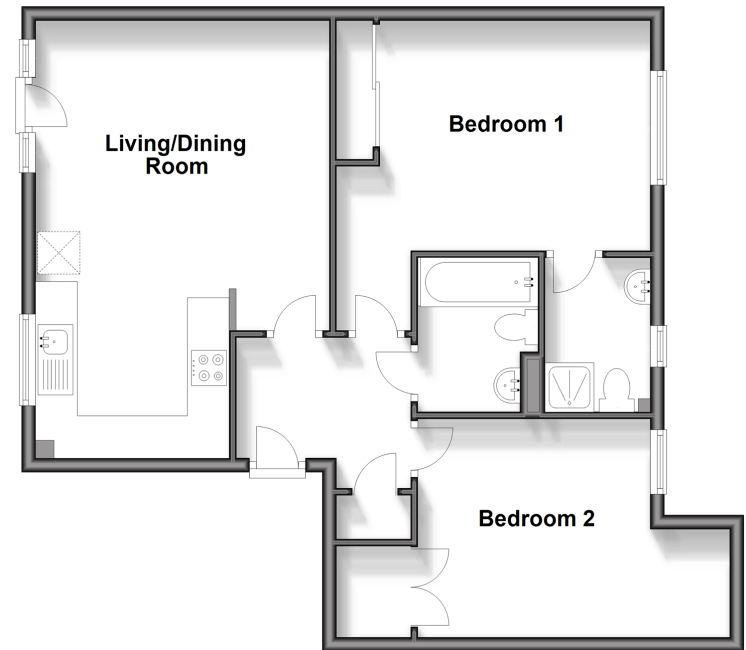
Bedroom 2: 14'1 x 10'0 (4.30m x 3.05m)

OUTSIDE

Communal Gardens

Ground Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Call Horley - 01293 785338 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



28572411/20240715/TMW/SI

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you arrange to view, make an offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The winning bidder will make payment of £300.00 including VAT towards the preparation cost of the Buyers Information Pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Referral Arrangements

Cubitt & West and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Cubitt & West may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact *Cubitt & West*
Or visit: <https://cubittandwest.iamsold.co.uk>

20810907 / 10/01/24 (2 beds)

EPC: 8070-7629-6990-9879-7222 (Valid from Jan 2020)

Horley

Vendor's name: Mr Geoff Taylor

Referrer's name: _____

Circle as required	Virtual Reality Tours	Conveyancing	Rightmove Featured Property	OnTheMarket Premium Placements	Professional Photography	Floor Plans	Homewise Market Plus	MMD Success Fee £200 Discount	Total exc. VAT	Total inc. VAT
Platinum	X	✓	✓	✓	✓	✓	✓	✓	£135	£162
Platinum+	✓	✓	✓	✓	✓	✓	✓	✓	£240	£288
Gold	X	X	X	✓	✓	✓	✓	✓	£200	£240
Gold+	✓	X	X	✓	✓	✓	✓	✓	£300	£360

EPC	Total exc. VAT	Total inc. VAT	When payable	<input type="checkbox"/> EPC required <input checked="" type="checkbox"/> Already have EPC <input type="checkbox"/> Arranging separately		
	£85	£102	Upfront			

An EPC is a legal requirement and must be arranged at the time of marketing a property for sale. Listed properties require an EPC to establish if improvements can be made or an exemption applies. Rental properties must have a minimum EPC rating of A - E and improvements will be essential for F and G rated properties, unless exempt.

Property address: **19 The Quadrangle, Lumley Road, Horley, Surrey, RH6 7JX**

Repossession
 Assisted Sale
 Part Exchange
 New Home
 Best Offers

Contact details: Daytime telephone(s): Evening telephone:
(Include STD codes)

Mobile(s): 07941 335601 Email(s): geoff234@sky.com

Access arrangements: Via vendor Key access/vacant Key access/call vendor Call tenant/other

Details of access/notes to assist booking centre: _____

What are the main selling features to focus our photography on? _____

Do you/the seller have any specific photo requests? If so, list these here: _____

What rooms should **not** be photographed? _____

Terms & Conditions

- The fee for the Package selected is due for payment on exchange of contracts and will be automatically added to our final invoice total for payment by your legal representative on completion. The fee selected will still apply if the marketing method changes from standard marketing to modern auction marketing. Other than pre-paid EPCs, no fee is payable if contracts do not exchange.
- Reduced fees for Platinum and Platinum+ with conveyancing will only apply if our conveyancing service is used for the entire transaction. If you subsequently decide not to use our conveyancing service, the discounted fee will no longer apply and the corresponding higher fee for Gold or Gold+ will be payable on exchange of contracts. Platinum and Platinum+ require you to make an upfront telephone card payment of £25 to open the conveyancing file. This will be deducted from the fees charged by our recommended conveyancing firm as stated in our conveyancing leaflet.
- If you select Platinum and Platinum+ with conveyancing, the solicitor appointed will pay Cubitt & West a referral fee as detailed in our Conveyancing leaflet and Agency Agreement. This will not increase the legal fees you pay which remain as stated in their letter of instruction.
- If you are providing your own EPC, this must be ordered immediately and an electronic link or hard copy forwarded to us within 28 days. Otherwise, to comply with legislation and for your protection, we will commission an EPC on your behalf and the relevant charge will apply. If more than one EPC is required (e.g. for a separate annexe), this will incur a further fee of £55 plus VAT for each additional EPC.
- Following the commencement of marketing, if a re-visit is required for any reason (e.g. improvements, alterations, post tenancy), the following additional charges will apply and a card payment will be taken when booking the re-visit appointment with you:
 - Photographs and/or floorplans £80 + VAT
 - Virtual Reality Tour £105 + VAT
- VAT is charged at the current rate of 20%. If the VAT rate changes, the above fees will be subject to the prevailing rate on the date of payment.
- All photographs, virtual reality tours, virtual walk around videos and floor plans we produce are protected by Copyright. Copies will not be provided and reproduction by any person or company is strictly forbidden. This includes the use of our marketing material, or links to it, on any social media platform or website. You agree to Cubitt & West using photographs of your property in promotional marketing campaigns.
- We cannot accept responsibility for privacy or security issues that may arise from the photographs, virtual reality tour or walk around video of your property being viewed online. We are unable to obscure individual items therefore you must remove anything you do not want shown before we take photos or videos.
- Prospective buyers who view the virtual reality tour or walk around video online will be deemed to have been introduced to your property purchase by us. If they go on to purchase your property, our contractually agreed commission fee will apply as stated in the Agency Agreement you sign.
- The mortgage success fee discount of £200 applies only if your sale completes through Cubitt & West and your mortgage completes through Mortgage Matters Direct (MMD). Please contact MMD on 01634 731535 quoting reference V10 to claim this discount.

I hereby confirm that all the details provided are accurate and this Marketing Agreement and the Homewise Agreement overleaf have been read and are fully understood. I agree to my contact information being provided to Move With Us for conveyancing services - Platinum and Platinum+ - and Homewise.

Signed 1 Signed 2 _____ Date 12/01/2024