

Rose Cottage East Hill Sidmouth EX10 0LR

AUCTION GUIDE £550,000 Freehold

A truly unique and rare opportunity to acquire this dilapidated, two storey, detached house with large field/grounds.

AUCTION ENDS 27 March 2025 at 12:00 noon.

REGISTER TO BID 247propertyauctions.co.uk

The property now represents a fantastic redevelopment opportunity. Interested applicants will surely envisage not only a one-for-one replacement but, perhaps, the potential for repositioning of the dwelling to create a larger, 'grand designs' style property, subject to all necessary consent being obtained.

Ground and first floor: We have been unable to inspect internally due to health and safety protocols.

Immediate garden area that in turn leads to a field which is bounded by trees and hedgerows. Extending to approximately 1.32 hectares (3.25acres).

WHAT3WORDS solder.limelight.dishing

SERVICES Mains electricity; septic tank; water extracted from well (mains supposedly nearby). Buyers are advised to make and rely upon their own enquiries of the status for all utilities and connections.

BROADBAND & MOBILE Broadband: Standard available. Mobile: Likely outdoor, likely indoor. Source: ofcom.org.uk

IMPORTANT INFORMATION All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day. Particulars prepared by 247 Property Auctions.

AUCTION LEGAL PACK & FINANCE Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



Rose Cottage, East Hill, Sidmouth



HARRISON
LAVERS &
POTBURY'S



AUCTION GUIDE - £550,000 Freehold

A truly unique and rare opportunity to acquire this dilapidated, two storey, detached house with large field/grounds.



www.harrisonlavers.com