



CLARE COTTAGE, SOUTHEY LANE, KINGSKERSWELL



For Sale By Auction



AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

★ SUMMARY ★

The property has been affected by water damage and is offered for sale as a full refurbishment or redevelopment opportunity.

All mains services are currently disconnected and the property is not suitable for occupation in its present condition. The accommodation will require comprehensive repair, reinstatement and modernisation works throughout, and interested parties should satisfy themselves as to the extent of works required prior to bidding.

The existing accommodation is arranged over two floors and extends to approximately 55.1 sq. metres (592.8 sq. ft.), comprising a ground floor lounge, kitchen and WC, with a first-floor bedroom, bathroom and additional WC. The layout provides a clear basis for reconfiguration, subject to all necessary consents.

The property does not benefit from any private parking or outside space. On-street parking is available on a first-come, first-served basis a short distance along Southey Lane, subject to usual highway regulations.

The property is offered for sale by auction and is likely to appeal to developers, investors or experienced buyers. An EPC is available, and a full auction legal pack has been prepared and is available for inspection.

Prospective purchasers must rely on their own inspections, surveys and professional advice prior to bidding.







Access to the property is at ground floor level, opening directly into the main living accommodation. The layout is straightforward and functional, comprising a ground floor lounge, together with a separate kitchen and WC. The space provides a clear and practical footprint, offering scope for reinstatement, reconfiguration and modernisation, subject to the necessary consents.

In its current condition, the accommodation requires comprehensive refurbishment throughout, however the existing arrangement offers a clear basis for future improvement.

To the first floor, there is an open BEDROOM with windows to the front elevation. the space leads through to a rear hallway where the BATHROOM and separate WC can be found. We are advised that there is a rear fire access to the communal stairwell of the adjacent flats.





Key Facts for Buyers

TENURE

Leasehold.. No onward chain. .Title Number - DN118907

Lease Start Date - 10/07/1980

Lease End Date - 25/03/2079

Lease Term

99 years from 25 March 1980

Lease Term Remaining - 53 years

Ground Rent - Currently £10 per annum

Service Charge - We are advised that the exterior of the building i.e. repair, maintenance and insurance costs are split three ways, between numbers 1,2 and 3 Flats and is the responsibility and organised by the Freeholder..

PARKING

There is no parking with the property.

COUNCIL TAX - Band B

EPC - F

SERVICES

We are advised that services to the property have been capped off.

BROADBAND

Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below:

KEY FACTS FOR BUYERS - CLICK HERE

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. The 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 buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold auctions.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at The Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis, (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware we may receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

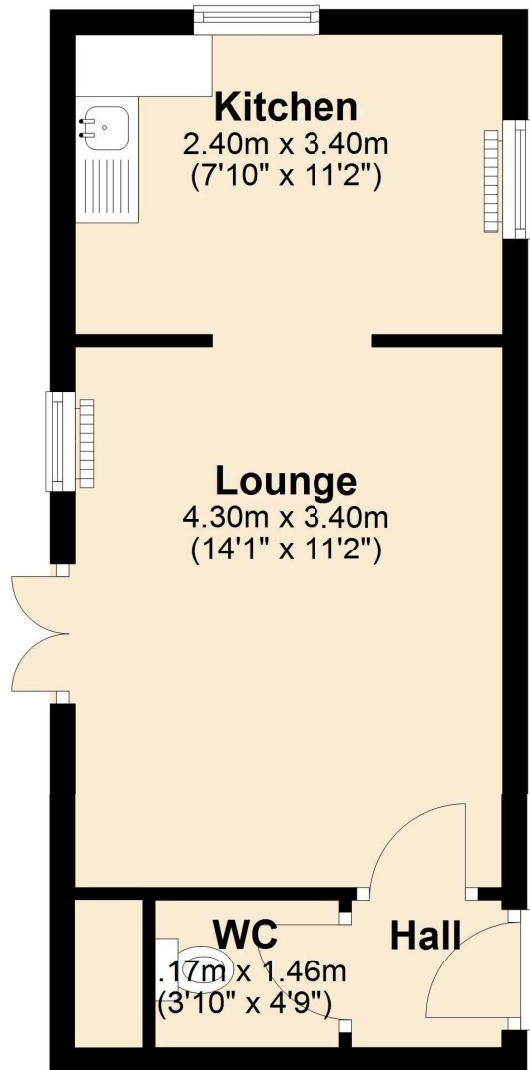
Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

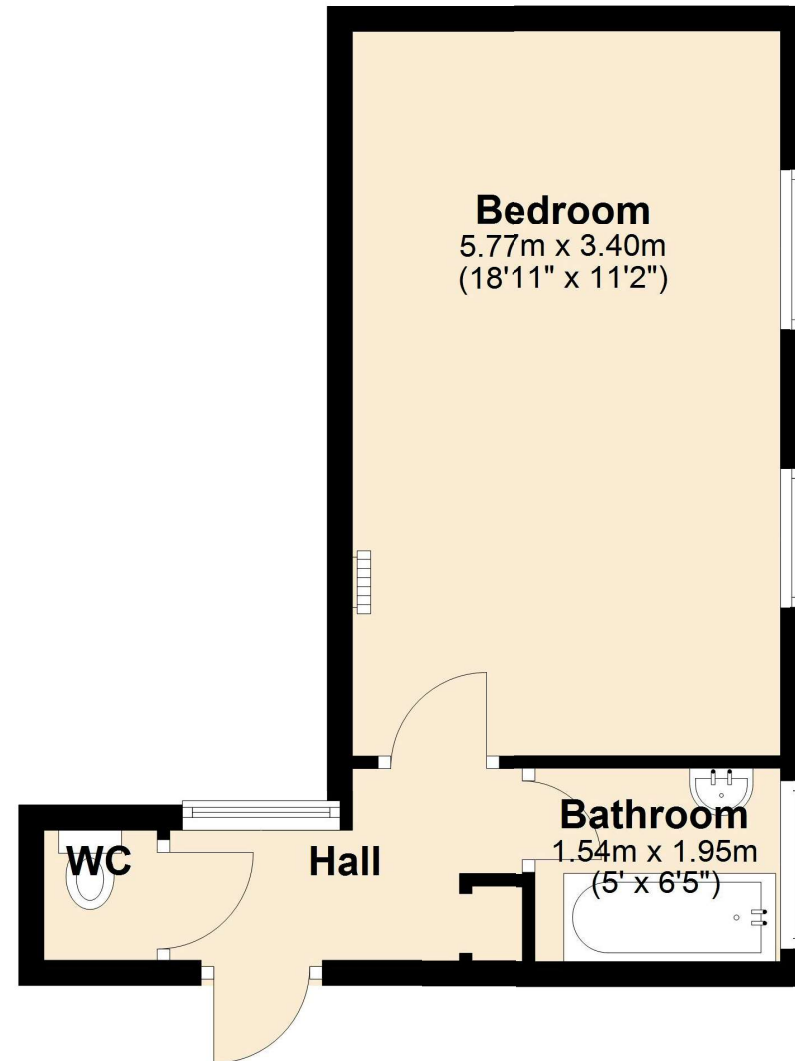
Ground Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



First Floor

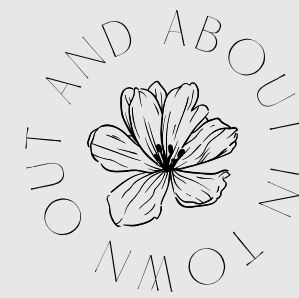
Approx. 27.7 sq. metres (298.0 sq. feet)



Total area: approx. 55.1 sq. metres (592.8 sq. feet)

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate.

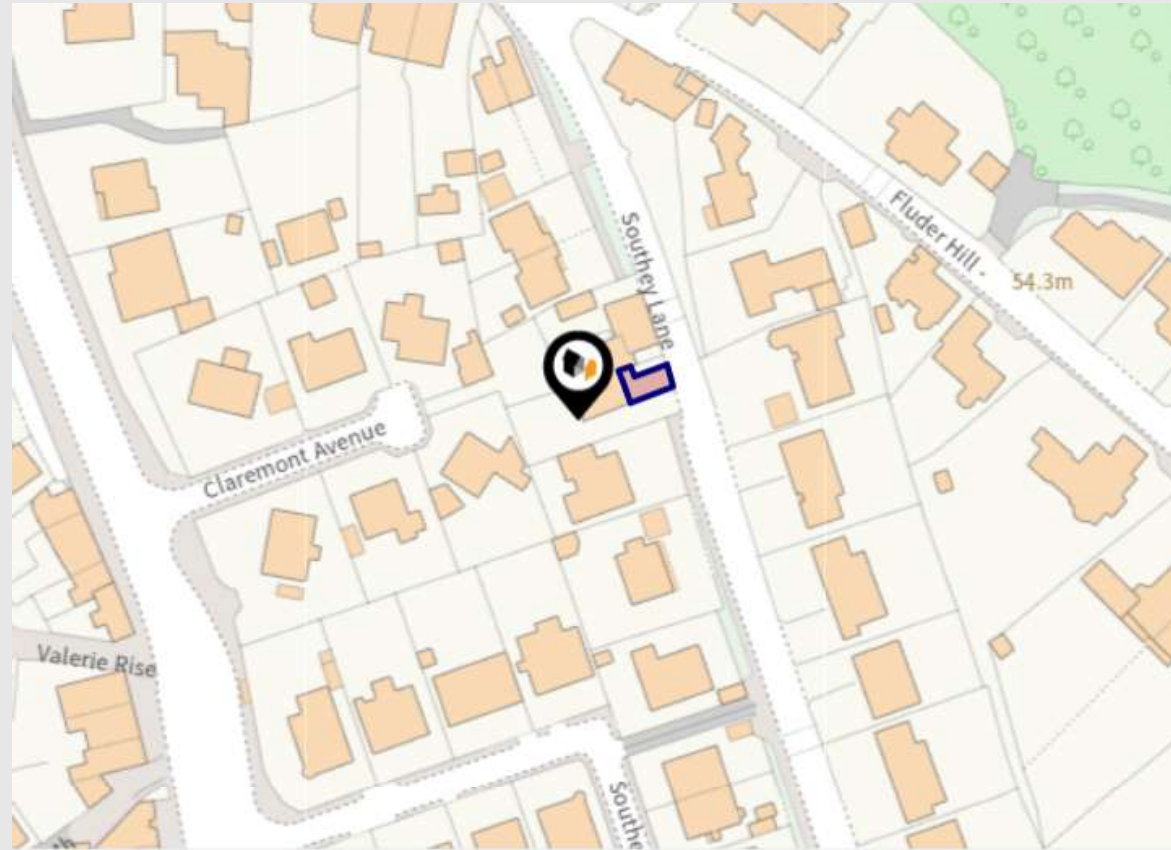
KINGSKERSWELL



The property is situated within the established South Devon village of Kingkerswell, which lies between Newton Abbot and Torbay. The village offers a range of local amenities including a primary school, village shops, public houses and everyday services, together with a strong sense of local community.

Kingkerswell is well placed for access to the A380, providing convenient road connections to Newton Abbot, Torquay, Paignton and Exeter, as well as onward links to the wider South Devon region. Newton Abbot mainline railway station offers direct services to Exeter, Plymouth and London Paddington.

The surrounding area provides access to a variety of coastal and countryside locations, with Torbay's beaches, the Teign Estuary and Dartmoor National Park all within reasonable travelling distance.



CLARE COTTAGE

KINGSKERSWELL • DEVON • TQ12 5JF



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

