



Block of 6 Apartments











# Block of 6 Apartments

High Bickington, Umberleigh, Devon, EX37 9HG

Barnstaple 10 miles. South Molton 9 miles. Torrington 7 miles.

**INVESTMENT OPPORTUNITY - A block of 6 apartments in a modern development.**

- Online Auction Wednesday 14th May 2025
- Investment Opportunity/ Monthly Income £3,167.33
- Block of 6 Apartments over three floors
- Majority of Apartments currently Tenanted
- District Heating System fuelled by Biomass Boiler
- Council Tax Bands A & B
- 1 x 1 Bed - 2 x 3 Beds - 3 x 2 Beds
- Constructed in 2012
- Subject to an affordable housing scheme and local occupancy restriction
- Freehold

**Auction Guide £415,000**

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

#### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 14th May 2025 at 4pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [www.stags.co.uk](http://www.stags.co.uk) on the Auctions page.

#### SECTION 106

The property is subject to a local occupancy restriction. Further details can be obtained via the sole selling agent.

#### PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

#### BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

#### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

#### AUCTION LEGAL PACK

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. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

#### TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 28 working days after the auction or earlier by agreement.

#### SELLER'S SOLICITOR

Slee Blackwell Solicitors, 10 Cross Street, Barnstaple, Devon EX31 1BA. 01271 372128.

#### DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

#### SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

#### SERVICES

Mains electricity, water and drainage. District Heating System fuelled by Biomass Boiler. Radiators and hot water tank with immersion heater.

Maintenance charge of £45.00 per month for the upkeep of the communal areas; including, parking, shared grounds, lighting, external window cleaning.

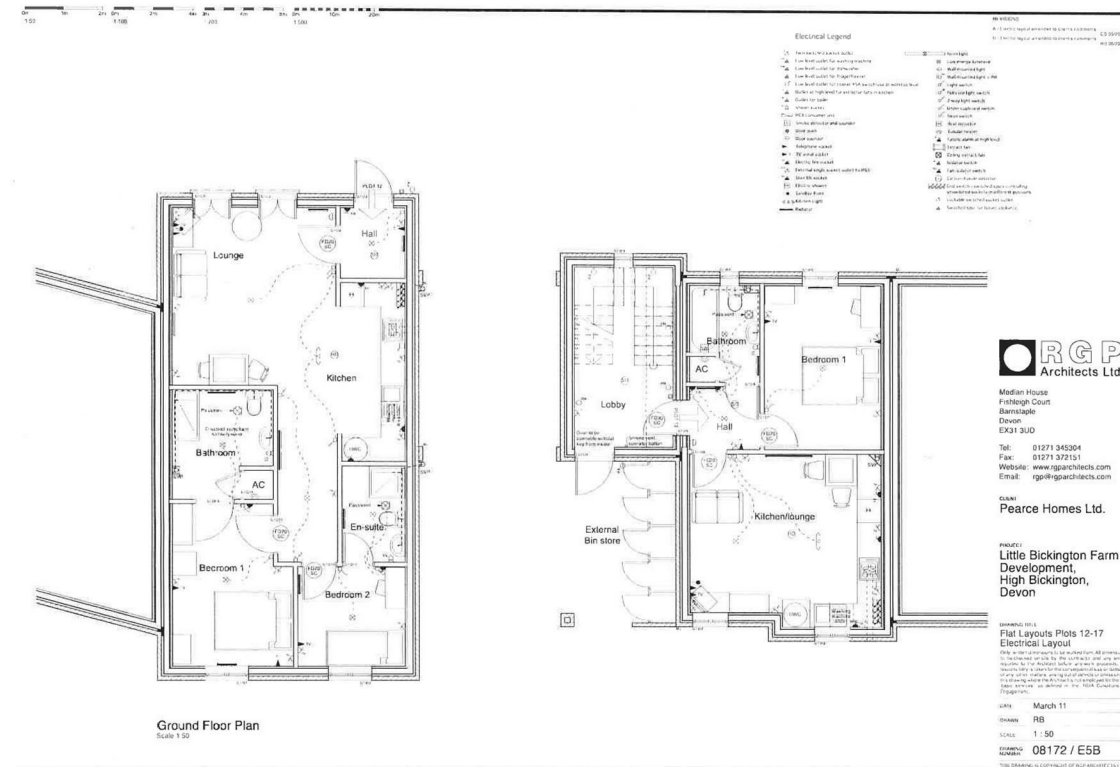
According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

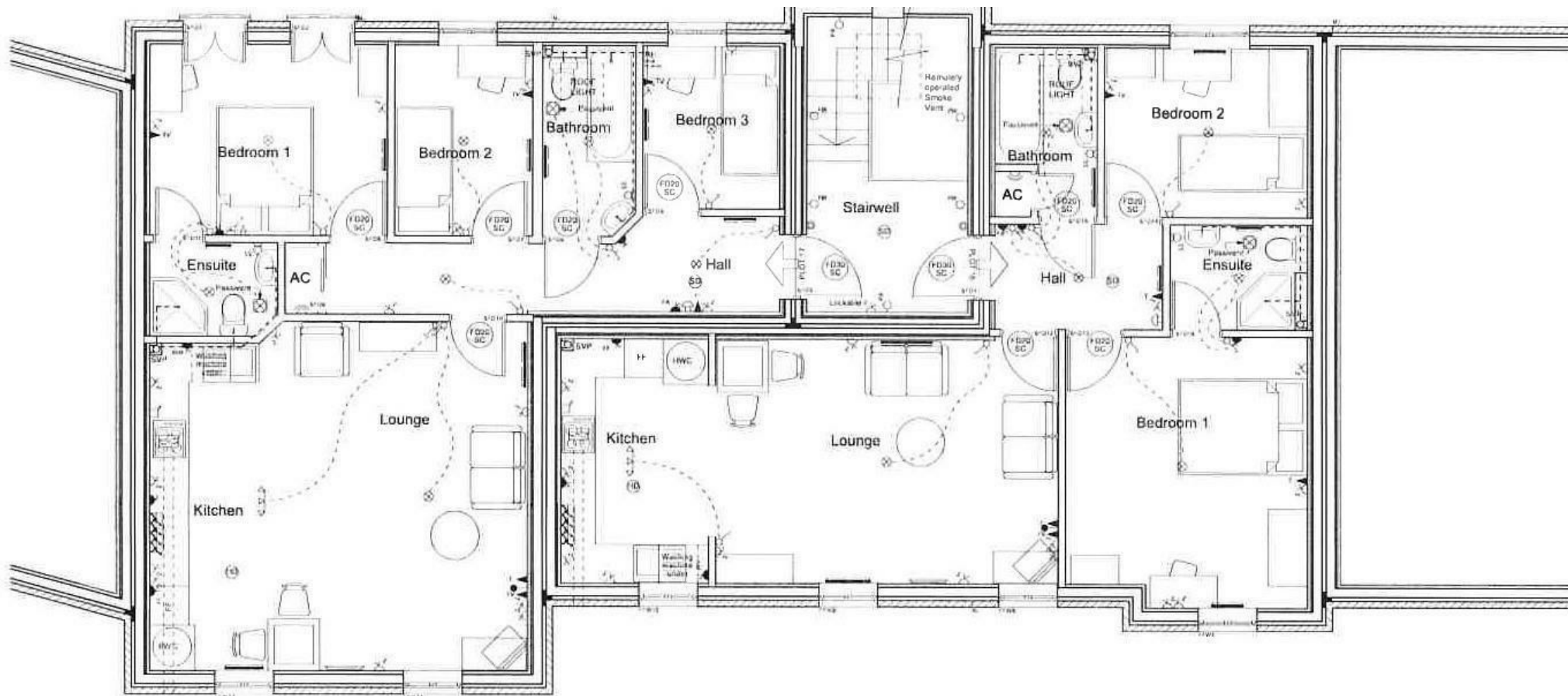
#### VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags Barnstaple Office - 01271 322833 or [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







REVIEWS

A - Listing layout amended to clarify comments

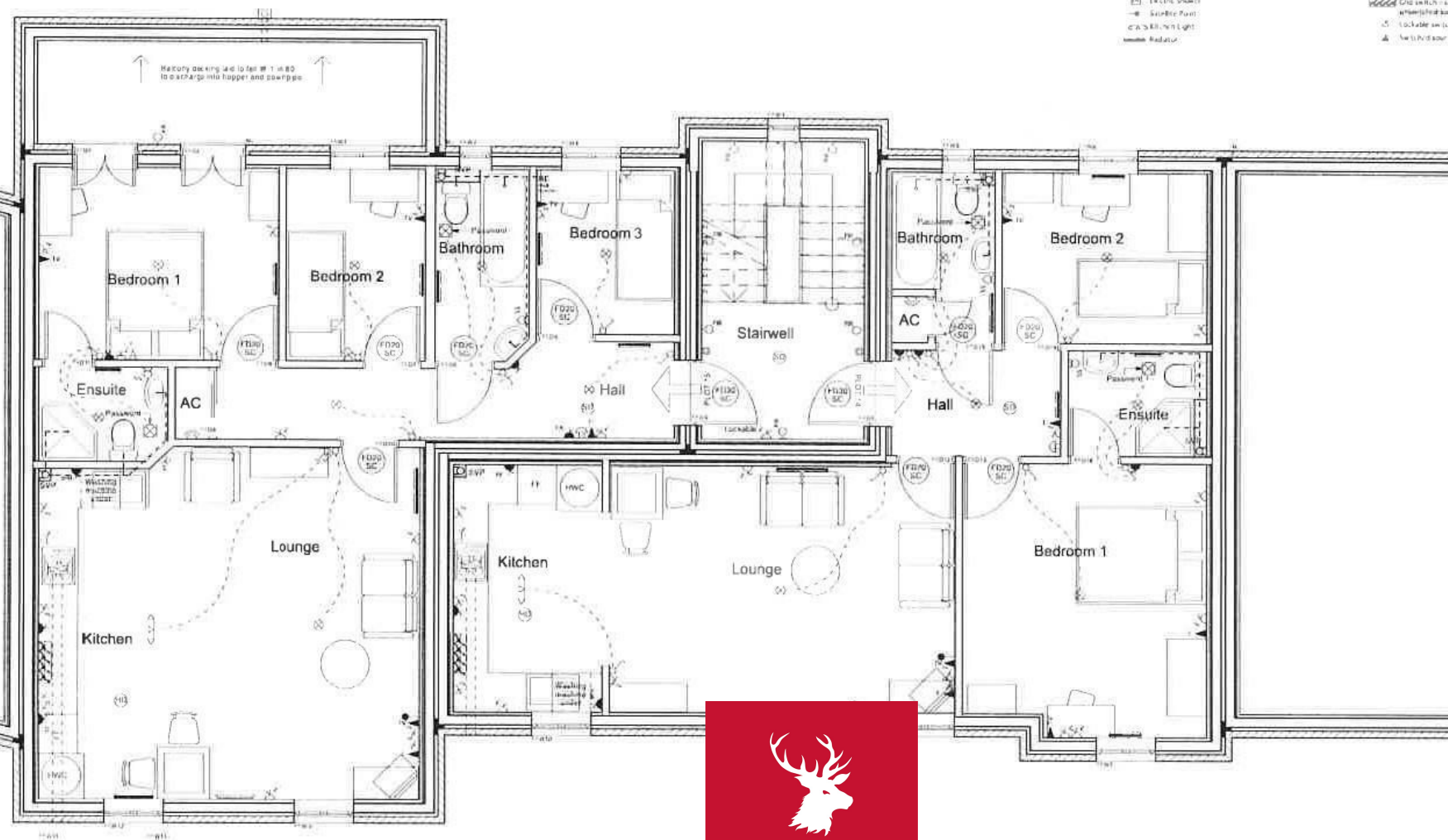
CS 052011

①-② left cervical arthropathy in client's complex.

8/3/2011

### Electrical Legend

- |    |                                                          |    |                                                                 |
|----|----------------------------------------------------------|----|-----------------------------------------------------------------|
| 12 | Low speed water pump                                     | 26 | Reverse light                                                   |
| 13 | Low speed outlet for washing machine                     | 27 | Low energy luminaire                                            |
| 14 | Low speed outlet for dishwasher                          | 28 | Wall mounted lamp                                               |
| 15 | Low speed outlet for refrigerator                        | 29 | Wall mount line light - PIR                                     |
| 16 | Low speed outlet for cooker with built-in oven and grill | 30 | Light switch                                                    |
| 17 | Outlet of high level for industrial bore in kitchen      | 31 | Dim and light switch                                            |
| 18 | Outlet for boiler                                        | 32 | Emergency light switch                                          |
| 19 | Water source                                             | 33 | Under cupboard switch                                           |
| 20 | MCU (computer unit)                                      | 34 | Alarm switch                                                    |
| 21 | Software detector and monitor                            | 35 | Visual indicator                                                |
| 22 | Alarm push                                               | 36 | Indicator beacon                                                |
| 23 | Door speaker                                             | 37 | Visual alarm at high level                                      |
| 24 | Telephone current                                        | 38 | Water tap                                                       |
| 25 | TV aerial outlet                                         | 39 | Control access tap                                              |
| 26 | Electric fire outlet                                     | 40 | Indicator switch                                                |
| 27 | Internal single socket outlet to PMS                     | 41 | Fire indicator switch                                           |
| 28 | Alarm light                                              | 42 | Light switch with timer                                         |
| 29 | Electric shower                                          | 43 | Light switch with emergency emergency light switch in emergency |
| 30 | Security Panel                                           | 44 | Lockable switched power outlet                                  |
| 31 | Electric light                                           | 45 | Non-protected power outlet                                      |



### First Floor Plan

Scale 1:50



# STAGS



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Fishleigh Court  
Barnstaple  
Devon  
EX31 3UD

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## CLINICAL

Pearce Homes Ltd.

PROJECT

Little Bickington Farm  
Development,  
High Bickington,  
Devon

DRAWING TITLE  
Flat Layouts Plots 12-17  
Electrical Layout

Only written communications to or from Fum. All communications to be checked online by the contractor and any errors reported to the Architect before any work proceeds. No responsibility is taken for the consequential loss or damage of any other matters arising out of defects or omissions in the drawing when the Architect is not employed for the full "Basic Services" as defined in the HBA Conditions of Engagement.

DATE March 11

DRAWN RB

SCALE 1 : 50

DRAWING NUMBER 08172 / E6B

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