

- Charming character cottage in need of full refurbishment
- Immediate Exchange of Contracts Available
- Sold via Secure Sale



Lyne Garth, Church Street, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5DB

Guide Price £150,000

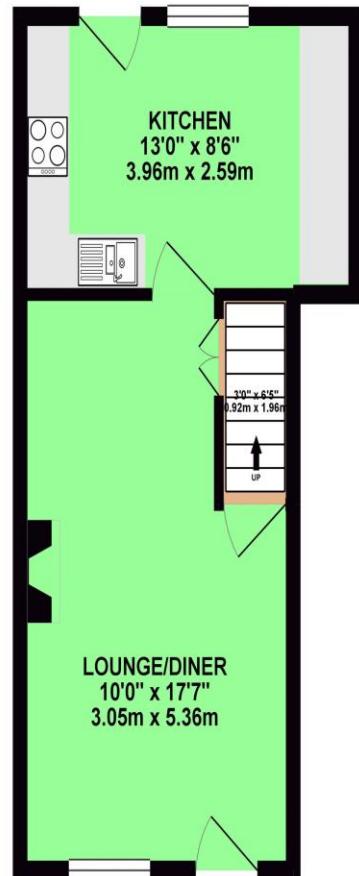
Property Group

**ASTIN'S**

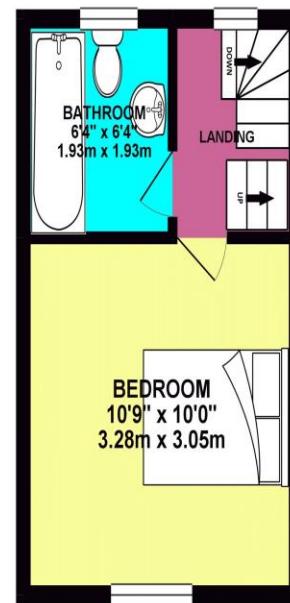


**\*\*ATTENTION INVESTORS\*\*** This charming 2 bedroom cottage in the heart of Staithes really is a must see. In need of renovation this property is in an ideal location close to the sea. Viewing is highly recommended. Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

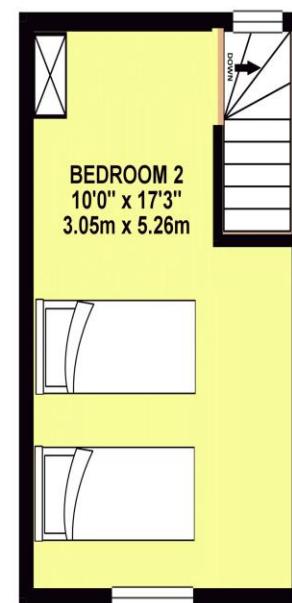
GROUND FLOOR 309.27 sq. ft.  
( 28.73 sq. m. )



1ST FLOOR 194.07 sq. ft.  
( 18.03 sq. m. )



2ND FLOOR 194.07 sq. ft.  
( 18.03 sq. m. )



TOTAL FLOOR AREA : 697.41 sq. ft. ( 64.79 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019

Always a warm welcome 7 days a week



#### TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

#### SERVICES:

All mains services are connected to the property.

**REF: 9419**

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Astin's**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

#### Energy Performance Certificate

HM Government

Lyne Garth, Church Street, Staithes, SALTBURN-BY-THE-SEA, TS13 5DB

Dwelling type: End-terrace house Reference number: 8171-7326-6660-2550-0926  
 Date of assessment: 20 June 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 27 June 2019 Total floor area: 58 m<sup>2</sup>

##### Use this document to:

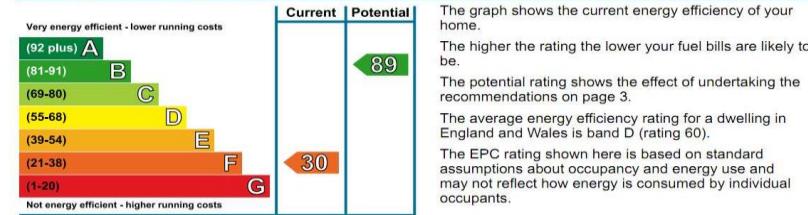
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,622
Over 3 years you could save	£ 3,714
Estimated energy costs of this home	
Lighting	Current costs £ 147 over 3 years
Heating	£ 4,965 over 3 years
Hot Water	£ 510 over 3 years
Totals	£ 5,622
	£ 1,908

You could save £ 3,714 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 294
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,629
3 Internal or external wall insulation	£4,000 - £14,000	£ 996

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)

Tel: 01947 821122 Option 1

Email: [property@astin.co.uk](mailto:property@astin.co.uk)