



Tame View, Cliff Hall Lane, Cliff, Tamworth



Property Description

Set on a very large plot on the banks of river Tame, the property sits behind a gated frontage at the end of Cliff Hall Lane.

A large portion of the grounds which is separate to the property is being used as a campsite with storage rights for 25 caravans, the site has 3 fuse commercial electrics, two shower cubicles and washroom facilities, the site is secure with fencing and CCTV, there is also fishing rights if required and woodlands. Each has electric hook up points with water and separate tanks for the caravan site. There is also a large workshop with ramps and roller shutters doors. The site has a private entrance with electric gated access. There is hardstanding for numerous vehicles plus a manager's caravan on site and maintenance sheds.

This can continue as a campsite with a good return or not.

The bungalow itself is secluded from the site and offers four bedrooms- two of which sit in dormers above the ground floor. A recent addition of a family room and patio enjoys stunning and unobstructed countryside views.

In addition to the main residence the home also comes with a well equipped workshop and additional machinery for the upkeep of the site including grass cutters and hedge trimmers. The site currently has a three phase power supply.

Potential is the real offering here with plenty of scope for future development- call today for more information and for your appointment to view.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Stairs to first floor accommodation and central heating radiator.

Lounge

13' 8" x 12' 8" (4.17m x 3.86m)

Double glazed window to side elevation, central heating radiator, wood burner and open archway into:

Family Room

21' 1" x 14' 9" (6.43m x 4.50m)

Lantern roof, bi folding doors to patio, panoramic country views and central heating radiator.

Kitchen

13' 7" x 11' 10" (4.14m x 3.61m)

Double glazed window to side elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, space for appliances, space and plumbing for washing machine.

Bedroom One

12' 4" x 11' 2" (3.76m x 3.40m)

Double glazed window to rear elevation, central heating radiator.

Bedroom Two

12' 4" x 11' 2" (3.76m x 3.40m)

Double glazed window to side elevation and central heating radiator.

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed dormer window to rear elevation, central heating radiator.

Bedroom Four

12' 2" x 6' 10" max (3.71m x 2.08m max)

Double glazed window to side elevation, central heating radiator.

Bathroom

Double glazed window to front elevation, paneled bath with screen and shower over, W.C, wash hand basin and heated towel rail.

Workshop

Fully fitted with ramps for vehicle maintenance.

Grounds

Ample off road parking, outbuildings, river side views and fishing rights, two caravan plots, all accessed via a secure gated frontage.



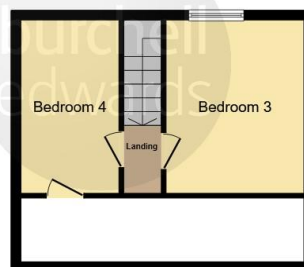




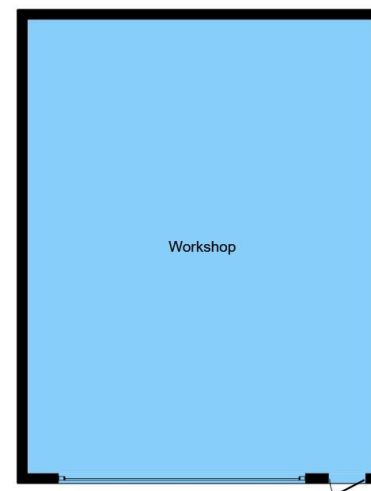




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: F Council Tax
 Band: E

Tenure: Freehold

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