

ONLINE
AUCTION



10 Bank Lane

Victoria Street, Totnes TQ9 5EH

RENDELLS

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Victoria Street, Totnes TQ9 5EH

Auction Guide Price **£350,000**

**** To be sold by Online Public Auction ending at 17:00hrs on Monday 27th October ****

A fantastic opportunity to purchase a prime real estate property in the heart of Totnes within easy walking distance of Fore Street, private vehicle parking and courtyard and uninterrupted views across to Sharpham and rolling countryside beyond. Being of stone construction building converted into ground floor commercial accommodation with two residential units above. 10 Bank Lane comprises of a ground floor commercial unit with a series of interlinked rooms, with main staircase to the two residential flats above, while to the front there is a single story commercial studio with steps from the private courtyard and parking area.

Bank Lane is located in the centre of Totnes, only a 15 minute walk from the mainline train station and just off the popular Fore Street via Bank Lane. Newton Abbot is only 8 miles north and the A38 being just 6 miles west with Exeter & the M5 26 miles north.

- **Fantastic potential & redevelopment**
- **Off road private parking**
- **Town centre location**
- **2 Flats & Commercial Studio**
- **In need of complete renovation**
- **No Onward Chain**
- **Bidding Registration & ID checks** www.rendells.co.uk/pages/online-property-auction
- **Drone Video:** <https://youtu.be/YYfByT3nx3E>

Accommodation:

Entrance lobby, interconnecting rooms with storage, boiler room and rear room. Central staircase that leads up to the first floor. Flat one consists of a sitting room, bathroom, bedroom and kitchen and balcony over the ground floor studio. Flat two consists of a kitchen sitting room and bathroom and balcony over the ground floor entrance lobby.

Outside area:

The property has a courtyard area to the front, which has vehicular access from Victoria Street and would make a suitable parking space.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

What3Words: //stews.laminate.received



General Remarks & Stipulations:

Tenure
Freehold with vacant possession.

EPC:
F

Services:
Mains Electricity, Mains Water, Mains Foul & Mains Gas

Local and Planning Authority:

South Hams District Council,
Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax:

Flat A - Council Tax Band A
Flat B - Council Tax Band A
Commercial Space - Current rateable Value £2,375

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Auction Process & Fees:

The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date is 17:00hr on Monday 27th October. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

Buyer Fees/Payments:

The successful purchaser(s) will be liable to pay the sum of £5,000.00. From this a buyer's fee of £3,600.00 inc. VAT is retained by Rendells/Bamboo as a contribution towards the online platform costs, and £1,400.00 is payable towards the purchase price immediately after the auction.

An additional administration fee of £1,200.00 inc. VAT will be payable by the successful purchaser immediately after the auction to Rendells Estate Agents.

The successful purchaser shall pay the cost of the searches of £1,420.70 inc. VAT immediately after the auction to Rendells Estate Agents.

Deposit Payment:

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amount paid online £1,400.00) 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.

Legal Pack:

The legal pack is available online to be downloaded (via a tab on the online auction site) whilst a paper copy can be obtained from the Seller's Solicitors (who may charge for this service). This includes the searches and legal documents relating to the property. 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 and to consult legal advice prior to bidding.

Seller Solicitors: Mihaela Hyett of Bartons Solicitors, 13 – 14 Orchard Street Bristol BS1 5EH

Money Laundering Checks:

It is a requirement under the Money Laundering Regulations 2017 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 www.rendells.co.uk and complete the ID checks. **This is a free registration.**

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 provision 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.

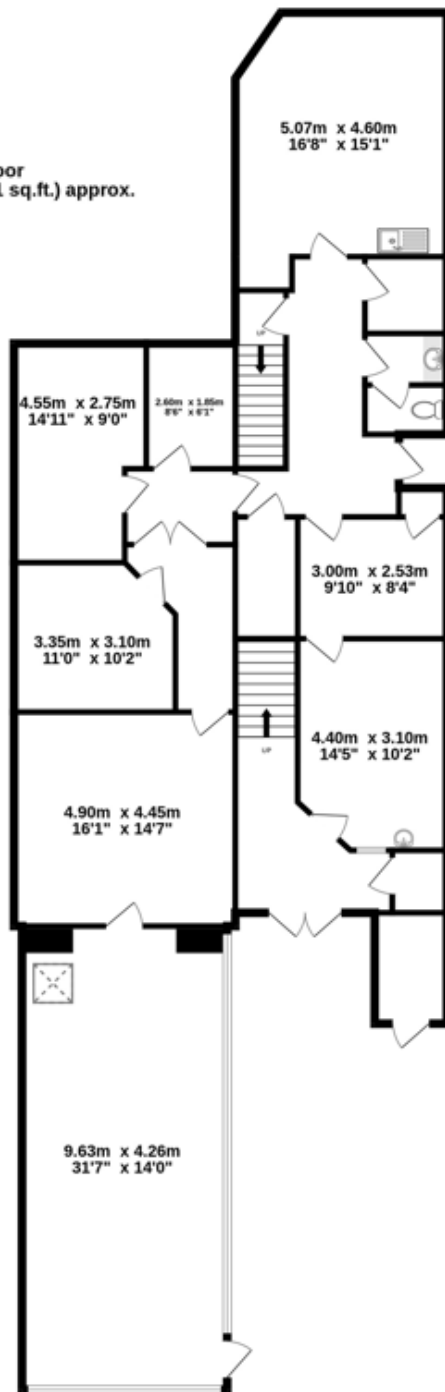


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		





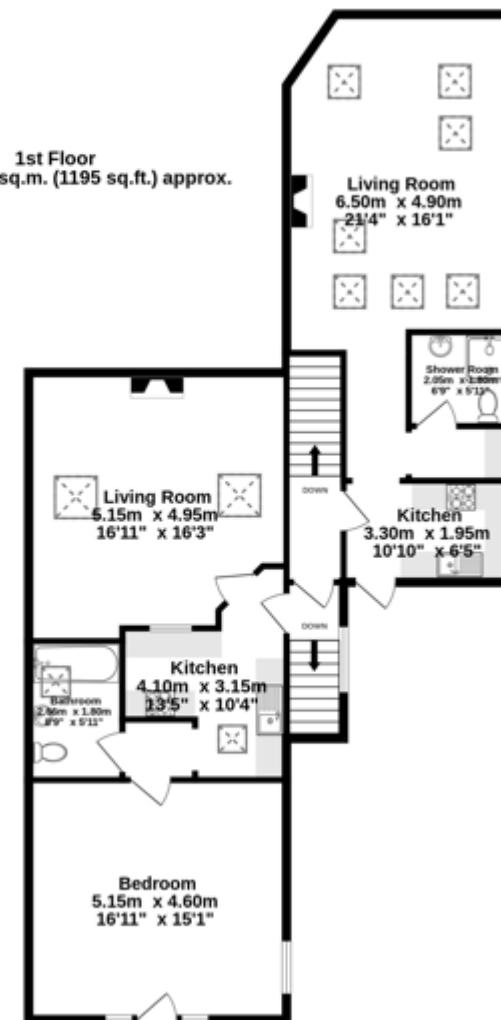
Ground Floor
179.4 sq.m. (1931 sq.ft.) approx.



TOTAL FLOOR AREA : 290.5 sq.m. (3127 sq.ft.) 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.
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1st Floor
111.1 sq.m. (1195 sq.ft.) approx.



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure 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 a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.