



Ravenshoe



# Ravenshoe

, Melplash, Bridport, DT6 3UH

## Charming three bedroom cottage with garage and enclosed garden.

- Online Auction - End date 28th April 4pm
- Kitchen Diner
- Downstairs shower room and upstairs WC
- Village with Pub
- Council tax band B
- Three Bedrooms
- Sitting room with inglenook
- Enclosed garden & Garage
- Freehold

By Auction £160,000

### METHOD OF SALE

The property will be offered for sale by Online Traditional auction (unless sold prior.) The auction end date is Tuesday 28th May 2026 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 - [stags.co.uk](https://stags.co.uk) on the Auction Page.

### THE PROPERTY

Ravenshoe is a charming cottage with a spacious kitchen dining room, with fitted kitchen and plenty of storage, leading into the sitting room with an inglenook fireplace. There is shower room on the ground floor. Upstairs are three bedrooms and a WC.

### OUTSIDE

A secure and enclosed rear garden is paved for ease of maintenance. There is a single garage (the left hand side of a block of three) with an up and over door. There is a right to pass over the shared driveway with proportionate costs for any repairs if needed.

### SITUATION

Melplash is a small country village conveniently situated mid way between the popular towns of Bridport and Beaminster, both within about 3-4 miles. The excellent village amenities include a church, public house, village hall, garage and cricket pitch. It is within an Area of Outstanding Natural Beauty and there is access to lovely open countryside, virtually on the doorstep.

Both Bridport and Beaminster provide excellent facilities and have very good local schools. The beautiful World Heritage Jurassic Coast can be found at West Bay with its picturesque harbour, bathing beaches and spectacular clifftop walks.



## SERVICES

Electric heating, mains water. The property is stone construction under a tiled roof.

Broadband - Standard up to 6Mbps and Superfast up to 50Mbps.

Mobile phone service providers available are O2 for voice and data services inside and EE,

Three and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

AGENT'S NOTE - there is currently no drainage for the property, interested parties are to make their own enquiries about this. Please read legal pack for more details.

## VIEWINGS

Via the selling agent Stags.

## DIRECTIONS

From our Bridport office, proceed to the town hall and turn right into East Street. At the roundabout, take the first exit signed Beaminster. On entering Melplash continue past the public house and garage for a further 1/4 mile or so and Ravenshoe will be seen on the left. Turn in just before the cottage and park in front of the garage.

## PROOF OF IDENTITY

Under 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 PropTech 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.

## 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 PropTech 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.

## SOLICITOR ACTING

Sam Smith of Nantes Solicitors Bridport 01308 422313 sam.smith@nantes.co.uk

## COMPLETION DATE

The completion date will be 28 working days as dictated by the solicitor and included in the legal pack.

## DEFINITION OF AUCTION GUIDE & 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.

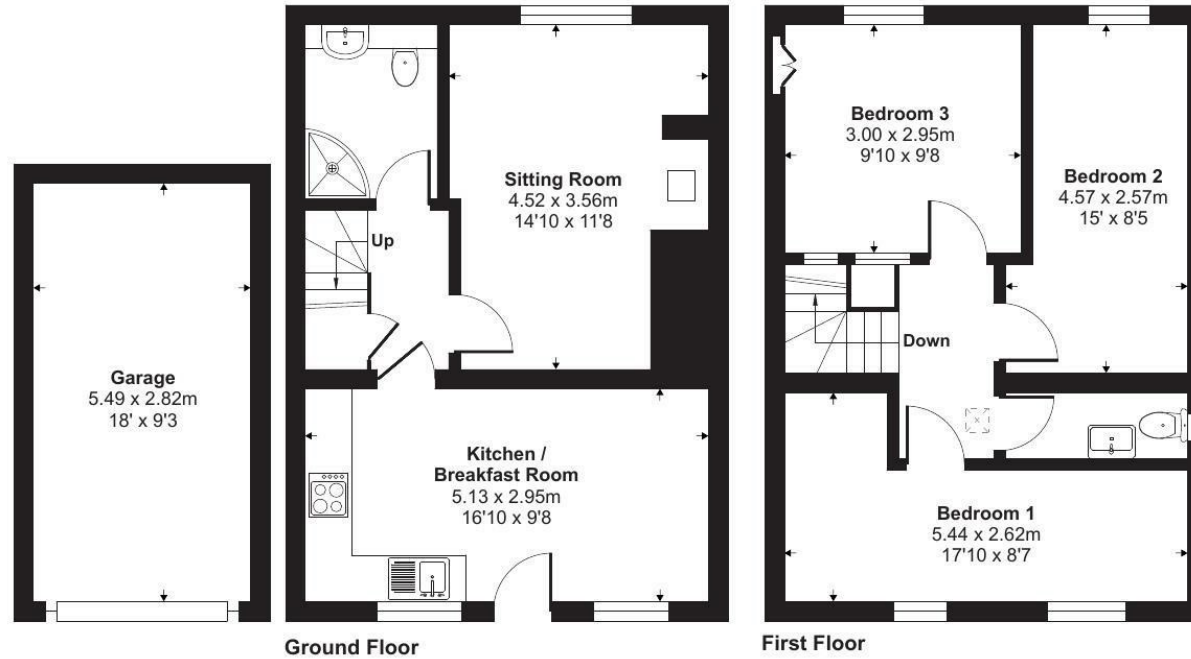
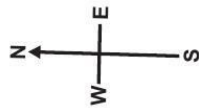
## SPECIAL CONDITIONS OF SALE

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.



Approximate Area = 863 sq ft / 80.2 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 1031 sq ft / 95.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Produced for Stags. REF: 1187469

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) A			84
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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