

Pirbright Road | | Farnborough | GU14 7AD

Auction Guide £700,000

Freehold

Waterfords
Residential Sales & Lettings

Pirbright Road | Farnborough | GU14 7AD
Auction Guide £700,000

A substantial four-bedroom detached home occupying an impressive 0.29-acre plot in the highly sought-after Farnborough Park area. Requiring complete renovation, the property offers approximately 2,195 sq ft of accommodation, a detached double garage and excellent potential for extension or redevelopment (STPP). Within walking distance of Farnborough town centre and Farnborough Tech. Offered via Modern Method of Auction with no onward chain.

- Being sold via secure online auction
- Sought-after Farnborough Park location
- Approximately 2,195 sq ft of accommodation, excluding garage
- Kitchen/breakfast room, separate utility and downstairs WC
- Substantial four-bedroom detached family home
- Impressive plot measuring approximately 0.29 acres
- Two reception rooms plus a large conservatory
- Four well-proportioned bedrooms and two bathrooms

A Substantial Detached Residence Set Within an Impressive 0.29 Acre Plot – Requiring Complete Modernisation, With Outstanding Potential for Renovation, Extension and Redevelopment (STPP).

Situated within the highly sought-after Farnborough Park area of Farnborough, The Lawn is a substantial four-bedroom detached family home occupying an impressive plot of approximately 0.29 acres. Offering generous existing accommodation extending to approximately 2,195 sq ft, excluding the detached double garage, this is an exciting opportunity for buyers, developers and investors seeking a property with considerable scope to create an exceptional home.

The existing accommodation is arranged over two floors and comprises an entrance porch leading into a spacious entrance hall, with access to a generous living room measuring approximately 21'0" x 12'11", providing an excellent principal reception space. There is also a separate dining room measuring approximately 16'9" x 11'11", together with a kitchen/breakfast room measuring approximately 15'3" x 11'11", offering further scope for redesign and the creation of a contemporary open-plan kitchen and entertaining space.

Additional ground-floor accommodation includes a separate study, utility room and downstairs WC, while a particularly useful conservatory measuring approximately 20'2" x 11'5" overlooks the garden and provides further reception space.

On the first floor, the property offers four well-proportioned bedrooms, including an impressive principal bedroom measuring approximately 14'8" x 12'1", two further double bedrooms and a fourth bedroom, together with two bathrooms and a spacious central landing.

Externally, the property occupies a substantial plot of approximately 0.29 acres, offering an excellent







An exceptional opportunity to acquire a substantial detached residence occupying an impressive 0.29-acre plot in the highly desirable Farnborough Park area, offering enormous potential for renovation, extension or redevelopment (STPP)











opportunity to extend, remodel or potentially redevelop the existing property, subject to the necessary planning permissions and consents. There is also a detached double garage off the in and out driveway, providing additional storage or parking facilities.

Although requiring complete renovation and modernisation throughout, the scale of the existing accommodation, generous plot and desirable location combine to offer enormous potential for someone looking to create a bespoke family residence or explore the property's development possibilities.

Farnborough town centre, Farnborough Mainline Station and Farnborough Tech are all within convenient walking distance, with a range of local amenities, shops, restaurants and transport connections close by.

The property is offered for sale via Modern Method of Auction and is available with the benefit of no onward chain. An exciting opportunity to acquire a substantial detached home in one of Farnborough's most popular residential locations, where properties of this size and plot rarely become available.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £800,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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 f rom anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly ref erred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is conf identical to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. 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 f rom 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 nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 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, f rom which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



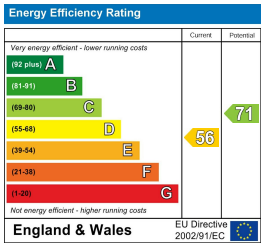






Total Area: 2195 ft² ... 203.9 m² (excluding double garage unmeasured)

All measurements are approximate and for display purposes only



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