



Land at Cold Hatton, Telford

Guide Price £125,000 Freehold

1 bedroom land for sale

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000

A charming holiday home set within approximately half an acre of freehold land, surrounded by open countryside and offering outstanding levels of peace and privacy. This delightful property provides an excellent opportunity for those seeking a rural retreat or investment in a tranquil setting.

Accessed via a private roadway, the property benefits from gated entry leading to the entire plot. The grounds extend to around half an acre, providing ample space for outdoor recreation, parking, and potential landscaping. The surrounding countryside offers far-reaching views and an idyllic environment ideal for relaxation or leisure use.

This unique opportunity combines rural charm with freehold ownership, making it an attractive prospect for buyers seeking a peaceful getaway or a property with development potential (subject to any necessary consents).

There is a Certificate of Lawful use for Holiday purposes for 365 days of the year, the property benefits from mains electric and water, septic tank drainage, Diesel air heating, storage shed and brick built former pig sty and the remains of a brick cottage.



Viewings by Appointment only.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential 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 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 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, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: Exempt
Tenure: Freehold
Garden details: Private Garden
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic Tank

Tenure
Freehold



Viewing by appointment only
Courtney Downing Estates Ltd - Head Office
Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,
Telford, Shropshire TF2 9FT
Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website:

Courtney Downing
ESTATES