



Station Road,
Howsham, Lincolnshire, LN7 6JY

NEWTONFALLOWELL 

Station Road, Howsham, Lincolnshire, LN7 6JY By Auction **£210,000**

FOR SALE BY CONDITIONAL ONLINE AUCTION
in partnership with SDL Auctions

The property is offered for sale by the MODERN METHOD of Auction which offers the Purchaser more flexibility than the TRADITIONAL METHOD of AUCTION. The Purchaser is granted 28 days to achieve exchange of contracts from the date that the solicitors are in receipt of the draft contracts and a further 28 days to complete thereafter. Upon close of the the auction, or if the Vendor accepts an offer during the auction, the buyer will be required to pay a non-refundable Reservation fee of 4.8% INC VAT subject to a minimum of £6000 INC VAT which secures the property and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation to confirm acceptance of the terms prior to an instruction to solicitors. All Terms and Conditions together with the Reservation Forms will be available in the Legal Pack which can be downloaded via the Auction website or requested directly form the Auction department. Please note that the property is subject to an undisclosed RESERVE PRICE which is normally no more than 10% in excess of the GUIDE PRICE. Both the Guide Price and the Reserve can be subject to change. Terms and conditions apply to the Modern Method of Auction which is operated by SDL Auction Partners

TO VIEW OR MAKE A BID CONTACT SDL AUCTION PARTNERS 0345 319 1049 OR NEWTON FALLOWELL BRIGG 01652 783030
SDL PARTNERS WEBSITE www.sdlauctions.co.uk

INTRODUCTION

Originally dating from the late nineteenth century and occupying an approx 2/3 acre, edge of village plot with stunning views towards the Lincolnshire Wolds The Cottage, Station Road offers well proportioned and flexible accommodation requiring updating and refurbishment. Internally the property includes a 31'7 triple aspect Lounge with vaulted ceiling, 23'11 Dining Kitchen and a Shower Room with modern suite. In addition to the 2 double bedrooms there is a large Utility room with internal Store. The primarily lawned grounds include a variety of useful Stores and Sheds and the gated side entrance ensures both a high degree of security and privacy. Early viewing highly recommended.

ENTRANCE HALL

3'11" x 12'0" (1.20m x 3.68m)

With Pvcu door to the front garden, radiator, picture rail, access to the roof space and opening to



INNER HALL

15'3" x 7'3" (4.67m x 2.22m)

A centrally placed Hall allowing access to the principle rooms with radiator, picture rail and fixed windows overlooking the Kitchen. (Formerly used as a Study.)

LOUNGE

31'7" x 11'11" (9.64m x 3.64m)

A triple aspect room with high, panelled and vaulted ceiling with exposed truss work and Pvcu double glazed windows to the side and rear aspects with matching French doors to the front. The room also includes a feature brick built chimney breast with raised hearth and fireplace.

DINING KITCHEN

23'11" x 10'5" (7.29m x 3.18m)

Clearly the social heart of the home with a range of fitted pine effect fronted high and low units to one side with single stainless steel sink unit and space for a propane gas fired cooker, quarry tiled floor, radiator, tiled splash areas, exposed brick work to one wall and chimney breast with raised, flagged hearth. Pvcu double glazed window with matching door and sliding patio doors to the rear.

UTILITY

14'7" max x 8'0" max (4.45m max x 2.44m max)

A practical area with sealed unit windows to 2 aspects, floor standing propane gas fired boiler, radiator and large walk-in store housing water cylinders and tanks.

BEDROOM

11'10" x 11'9" (3.62m x 3.59m)

A forward facing double room with Pvcu double glazed window and radiator.

BEDROOM

12'0" x 9'10" (3.66m x 3.02m)

A further forward facing double room with Pvcu double glazed window, radiator, picture rail and twin multi-paned doors through to the Lounge.

SHOWER ROOM

7'4" x 6'9" (2.25m x 2.08m)

Appointed with a modern suite in white to include close couple wc, rectangular wash hand basin with cupboard under, glazed and tiled walk-in shower enclosure, radiator, part tiled walls and tiled floor.

OUTSIDE

The property occupies an end of village position with stunning views towards the Lincolnshire Wolds and the generous plot is mainly laid to lawn with a small orchard together with various sheds and block built stores. There are high timber gates to the side of the property which provides both privacy and security as well as access to the reception parking area.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

AUCTION

Auction Method:

The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely- please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: <https://www.sdlauctions.co.uk/>

The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to SDL Auctions' Buyers Terms (England & Wales).

Auction Type – Unconditional with Variable Fee

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 20 business days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

Auction Fees

The following non-refundable fees apply:

- Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:

- (a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

- (b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the legal pack. You must read the Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Auctions, and will be in addition to any fees payable to us. SDL Auctions has limited control over the content of the Special Conditions of Sale.

Deposit

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

Payment Method:

Applicable fees/deposit must be paid immediately after a winning bid has been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

Legal Pack

Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.

The legal pack can be viewed against the property details, where there is a sub-heading "Legal Packs". Follow this link, and you will then be directed to create an account with Auction Passport to view the documents.

The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. An addendum may be issued outlining any late changes. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property – they are not part of SDL Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

Energy Performance Certificate

The EPC for this property can be viewed in full at the top of this page or in the legal pack.



IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

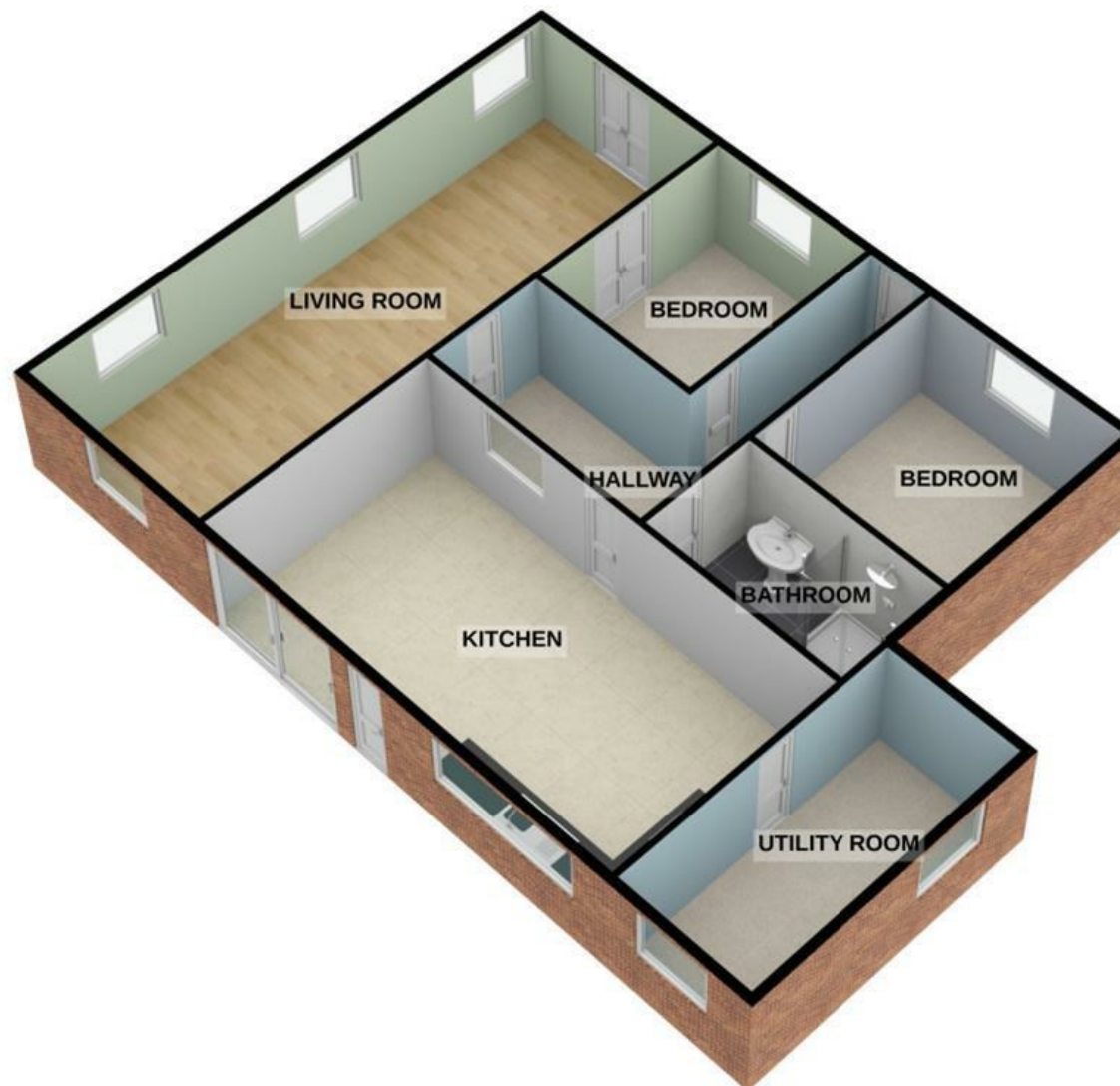
NOTE

1. Heating and hot water are provided via an oil fired system and the boiler is located in the Utility room.
2. The property is understood to be connected to the mains for water and drainage.
3. The property was subject to a satisfied insurance claim in 2013 relating to damage caused by a nearby willow tree which was subsequently removed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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