

COLNE WAY, POINT CLEAR BAY, CO16 8LL

AUCTION GUIDE £8,000

This property is affected by structural issues caused by subsidence and is therefore suited to buyers seeking a full renovation or re-development opportunity. The home offers strong potential for those looking to create something bespoke, whether through substantial refurbishment or a complete reimagining of the existing layout, subject to any necessary consents.

The surrounding area provides convenient access to local shops, schools, medical facilities and leisure amenities. Clacton's coastline is only a short distance away, offering beaches, promenades and a range of seaside attractions, while nearby parks, cafés and community facilities add to the appeal. Transport links also provide straightforward connections to neighbouring towns.

- One Bedroom
- Immediate Exchange Of Contracts Available Being Sold Via Secure Sale
- Available Being Sold Via Secure Sale
- Structural Issues From Subsidence
- St Osyth
- EPC F

AUCTIONEER COMMENTS

CLACTON

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 6,000 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.

LOUNGE

15'8" max x 13'8" max (4.78m max x 4.17m max)

KITCHEN

16'2" max x 5'11" max (4.93m max x 1.80m max)

BEDROOM

11'11" x 7'7" (3.63m x 2.31m)

BATHROOM

11'2" max x 5'6" max (3.40m max x 1.68m max)

CONSERVATORY

9'1" x 7'1" (2.77m x 2.16m)

OUTSIDE - FRONT

OUTSIDE REAR

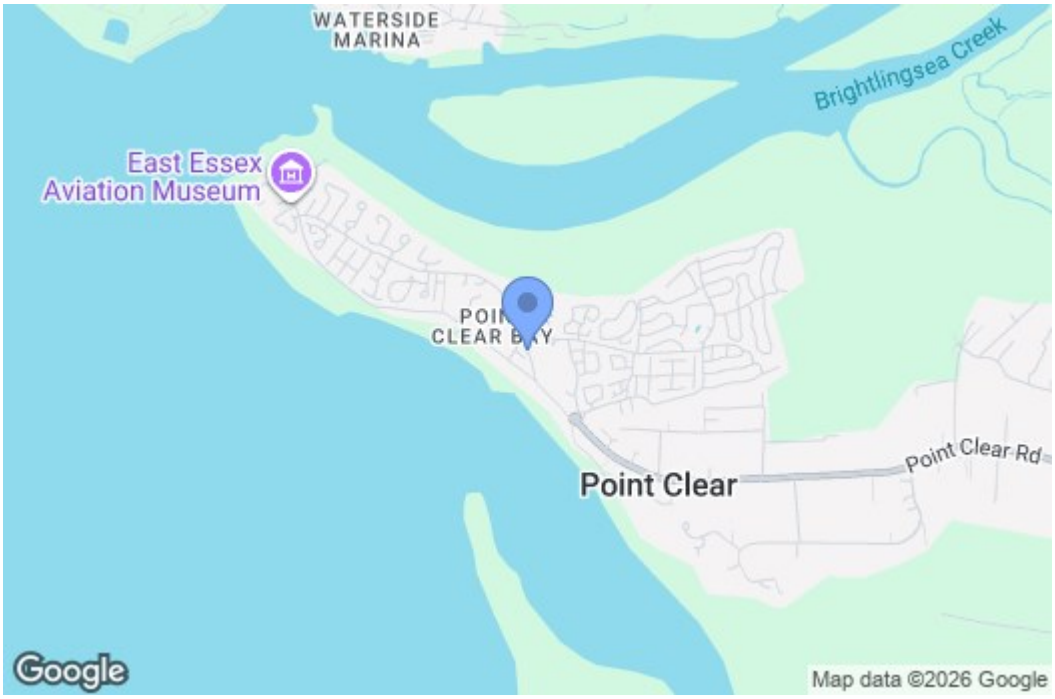
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

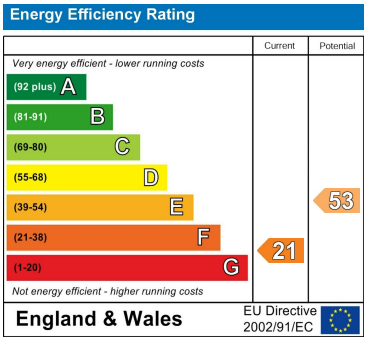
Agents Note Sales

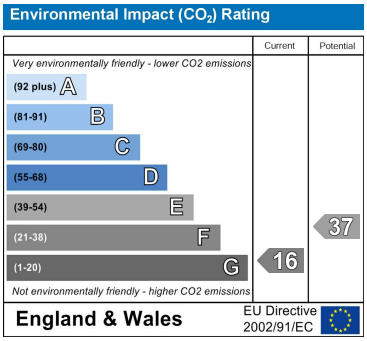
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Map

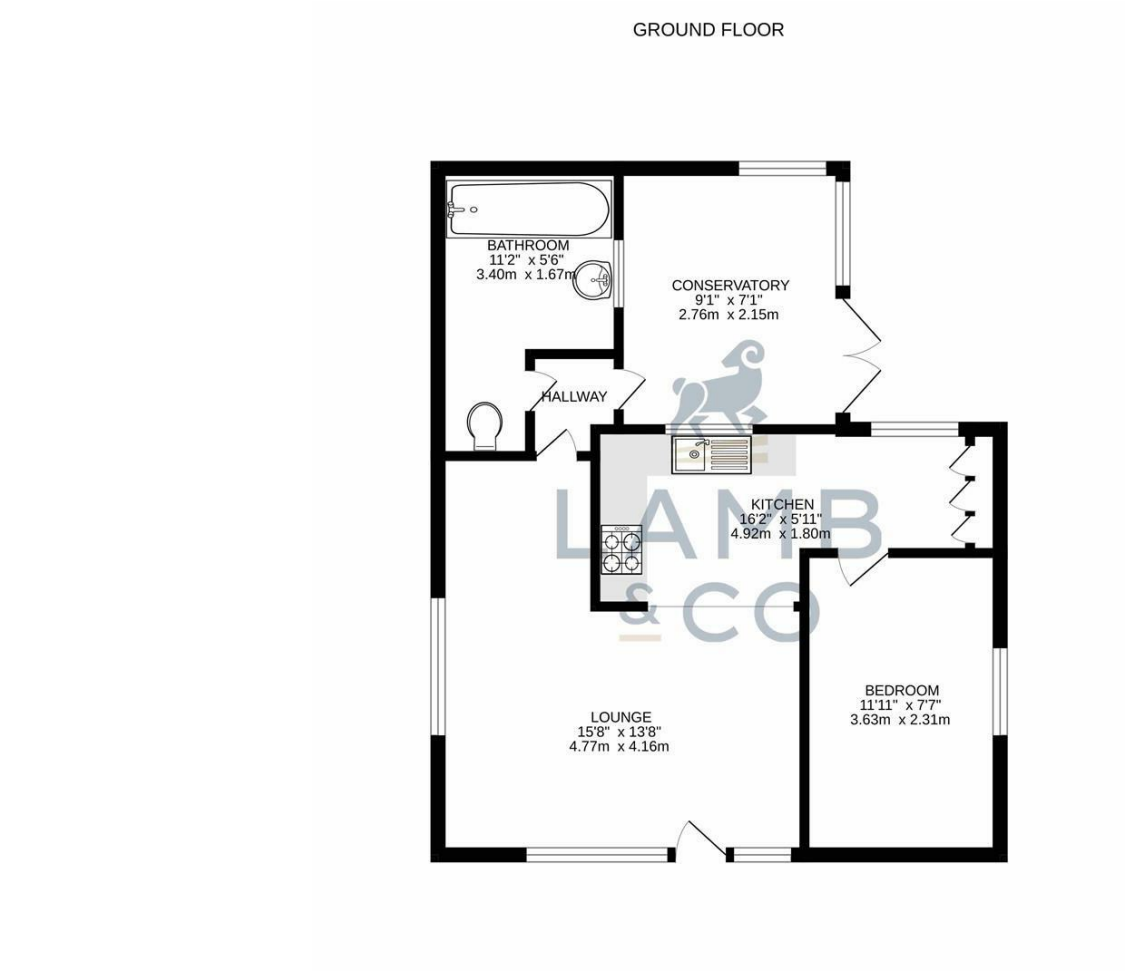


EPC Graphs





Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.