



TWO NEW HOUSES
COOMBE LANE
AXMINSTER
H.P.

HLP

HARRISON
LAVERS &
POTBURY'S

Development Site Coombe Lane Axminster

AUCTION GUIDE: £135,000

FOR SALE BY ONLINE AUCTION - In conjunction with 247 Property Auctions - An excellent opportunity to acquire a development site situated close to Axminster town centre.

For sale by traditional, online auction with bids required by 11:30am on Thursday 19 October. The site currently comprises eight single garages and adjoining forecourt with outline planning for two, detached dwellings. There is a right of way over the forecourt for the neighbouring property and the site lies within a conservation area.

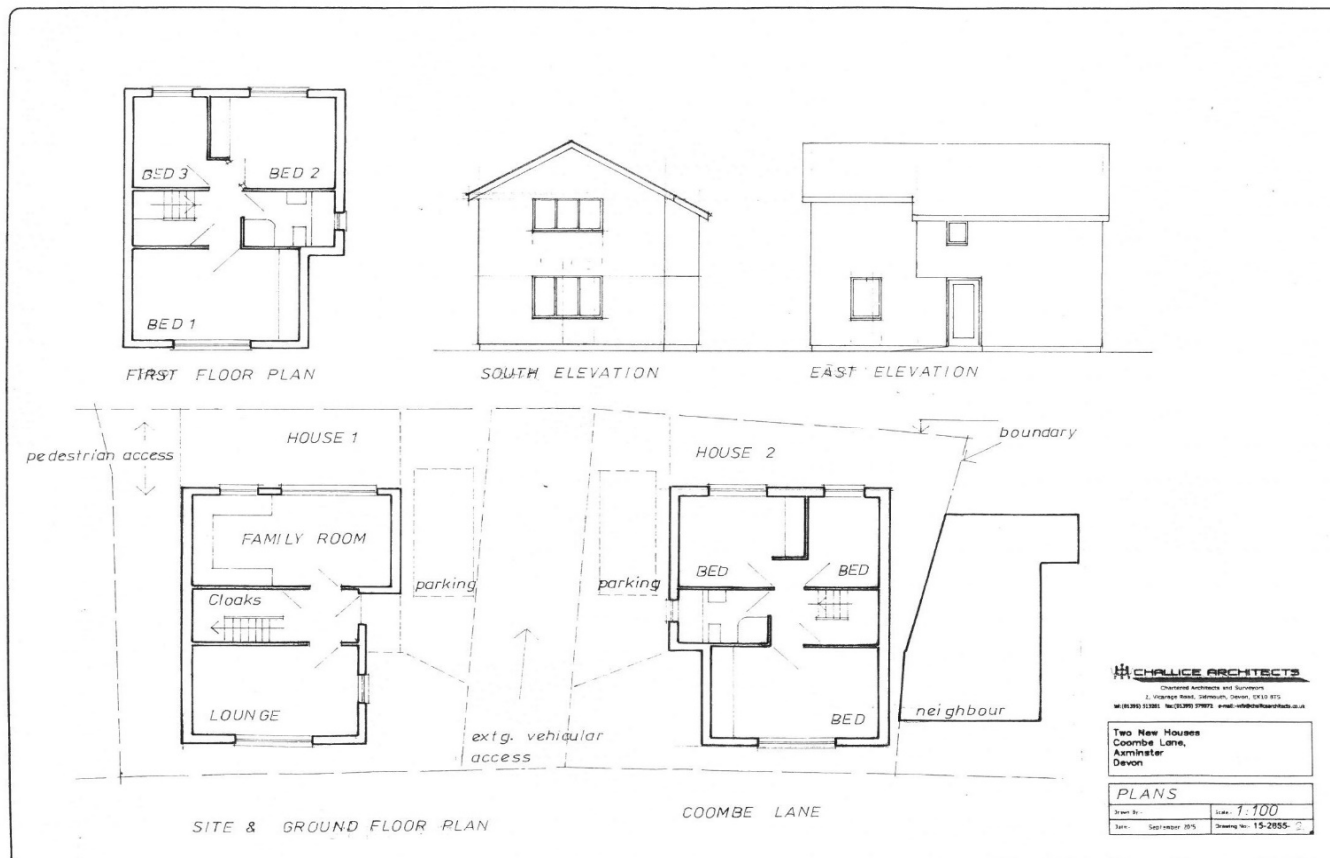
This market town is set on the River Axe and is within the East Devon Area of Outstanding Natural Beauty. Axminster is surrounded by some unspoilt countryside and is just a few miles inland from the Jurassic Coast World Heritage Site.

The town offers an excellent range of amenities with lots of independent shops and its beautiful Parish Church. Axminster also boasts a mainline railway station, the Cathedral City of Exeter to the west and London Waterloo to the east.

DIRECTIONS From the A3052 travelling east, turn left signposted Axminster. On entering Axminster follow the signs for the town centre and pass the Parish Church on the right hand side following the road around to the right. Pass Nat West Bank and keep right into South Street. Continue along South Street taking the first left which is Coombe Lane and this site will be found a little way along on the left, opposite the Coombe Lane long stay car park.

PLANNING PERMISSION Planning Application Reference: 20/1559/OUT. Grant of outline planning permission. Date of decision 16/11/2020. Outline planning permission has been granted for two detached dwellings. (Outline consent sought with all matters reserved.)





A copy of the planning permission is available on request or see East Devon District Council's website.

www.eastdevon.gov.uk

AGENTS NOTES:

1. We understand that, once detailed planning permission has been granted, there will be a community infrastructure levy (CIL) payment.

2. The plans within this brochure are for identification purposes only and are not to scale.

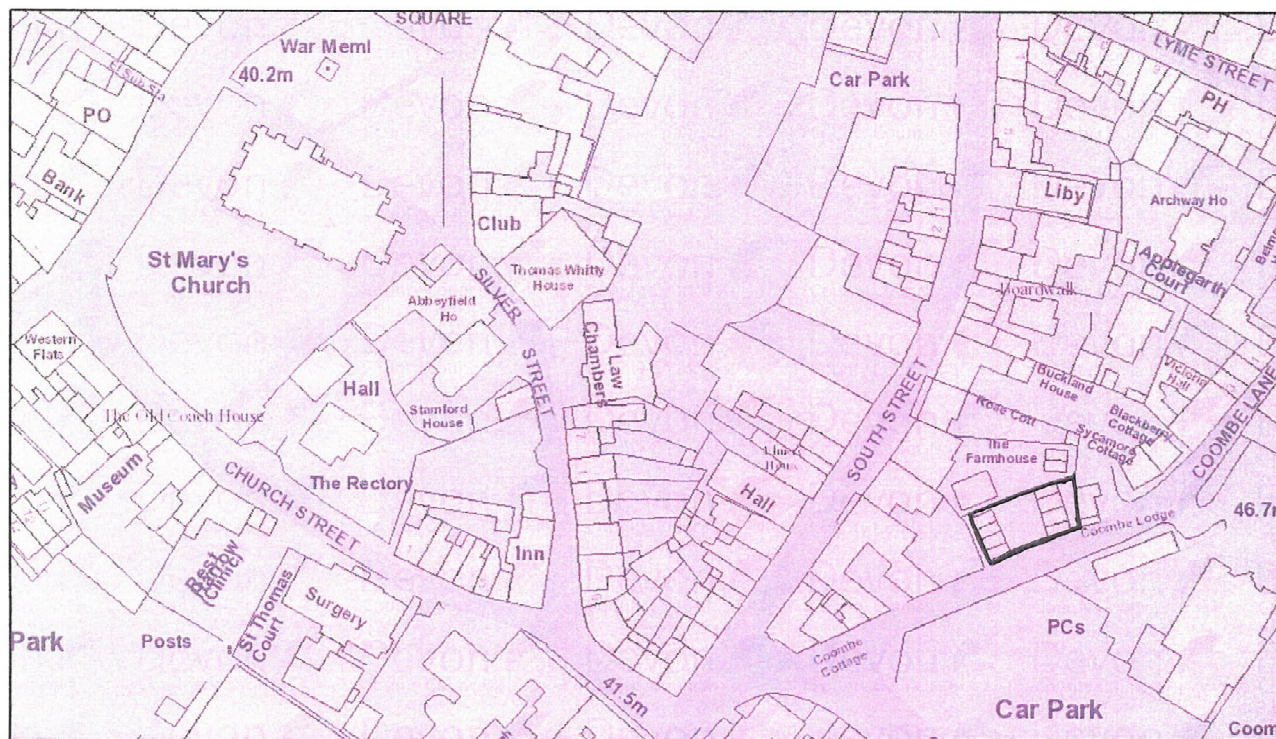
REF: DHS02248

AUCTION LEGAL PACK & FINANCE 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 at 247propertyauctions.co.uk. It is the purchaser's responsibility to make all necessary legal and finance enquiries prior to the auction.

TRADITIONAL AUCTION Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

PRICING INFORMATION The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount. Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.





DISCLAIMER All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions and Harrison Lavers & Potbury's. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information. These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

IMPORTANT INFORMATION All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

