



Brinsea Cottage, Stock Lane, Brinsea, North Somerset, BS49 5JL



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

FOR SALE BY PUBLIC AUCTION

Subject to reserve, conditions of sale and unless sold otherwise

*Auction Guide Price £600,000 Plus

For Sale by Public Auction on Thursday 16th May 2024 at Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA and online at 7.00pm.

David Plaister Ltd are delighted to present this exceptional four bedroom, detached, freehold family home in the picturesque hamlet of Brinsea. Set to go under the hammer this May, the property is in need of modernisation and refurbishment whilst retaining some of its characterful features, presenting an exciting opportunity for any bidder to make their own mark. Nestled on a commanding plot of circa 0.77 Acre, this property further benefits from gardens, a rear paddock, outbuildings, garaging and storage, including workshop space for various pursuits.

The hamlet of Brinsea is a short distance from the popular village of Congresbury and within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare along the A370. In addition, there is access to the motorway network at Clevedon (Junction 20) and St. Georges (Junction 21). There is an international airport at Bristol and access to a mainline railway station at Yatton.

EPC Rating E43, Council Tax Band F.

Auction Details:

- **Venue:** Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA (there is plenty of free parking)
- **Date:** Thursday 16th May 2024
- **Start Time:** 7:00pm
- **Bidding Options:** In room, online, proxy, telephone

*Guides are provided as an indication of each seller's minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.





Accommodation

Entrance

As you approach the front of the property, there is a UPVC double glazed opening door into vestibule area with UPVC double glazed windows.

Vestibule

Wall light, timber framed single glazed door into entrance hallway.

Hallway

Doors to ground floor rooms, radiator, UPVC double glazed door to rear porch, ceiling lights.

Living Room

Impressive living area with commanding stone fireplace, UPVC double glazed bay style window, two radiators, ceiling lights.

Sitting Room

UPVC double glazed bay style window to front, decorative fireplace and surround, two radiators, ceiling light.

Dining Room

A useful under stairs storage cupboard, fitted storage cupboards, internal window to conservatory, radiator, ceiling light.

Kitchen

Tile effect laminate flooring, wall and floor units with worktops and tiled splashback over, four ring electric hob with oven under, breakfast bar feature, stainless steel sink and drainer positioned under a UPVC double glazed window overlooking the rear garden, integrated fridge and freezer, radiator, ceiling lights, UPVC door to boot room / utility.

Utility / Boot Room

A fantastic boot room and utility space with flagstone flooring, floor units, ceramic sink, space for appliances, door to storage room, shower room, UPVC double glazed door to garden, UPVC double glazed windows to rear and side, roof access hatch, radiator, ceiling light.

Shower Room

A wet room style shower room with a low-level WC, electric shower, tiled wall, wash hand basin, extraction fan, ceiling light.

Storage Room (Former Dairy Room)

A former dairy room with flagstone flooring, water supply, UPVC double glazed window, vaulted ceiling, ceiling light.

Rear Porch

UPVC double glazed windows and door to garden, polycarbonate translucent roof panels, door to conservatory.

Garden Room

UPVC double glazed windows, polycarbonate translucent roof panels, wall light.

Stairs rising from the hallway to the First Floor Landing



First Floor Landing

UPVC double glazed fixed window, doors to first floor rooms, roof access hatch, ceiling lights.

Bathroom

Low-level WC, panel bath with electric shower and shower screen over, wash hand basin over vanity unit, UPVC double glazed window, electric heater, heated towel rail, ceiling light.

Bedroom One

A super double bedroom with fitted wardrobes, storage and dressing table, UPVC double glazed window overlooking the rear garden, radiator, ceiling light.

Bedroom Two

Three UPVC double glazed windows, wash handbasin over vanity unit, radiator, ceiling light.

Bedroom Three

Two UPVC double glazed windows, radiator, ceiling light.

Bedroom Four

UPVC double glazed window, decorative fireplace, built-in storage cupboard housing hot water tank, ceiling light.

Outside

Rear

A super enclosed paddock laid to lawn with various trees and hedging at the borders. To the side of the property is an area laid to lawn with a small orchard and oil tank. There is also an outside toilet and boiler cupboard.

Outbuildings

Double Garage

Up and over garage door, power supply points and lighting.

Potting Shed / Former Wood Store

A covered storage area, UPVC door into useful storage room with a UPVC double glazed window, power supply points, lighting.

Workshop / Green House

A super workshop with a single up and over garage door and UPVC door for access. A timber framed door leads you to a greenhouse with polycarbonate translucent roof panels and UPVC double glazed windows.

Services

Mains electric, mains water, oil tank, private drainage - septic tank.

Tenure

Freehold.

Please Note

The integrity and structure of the property is 'Sold as seen' and in addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction. If you are attending the auction in person there is plenty of free parking at the venue.

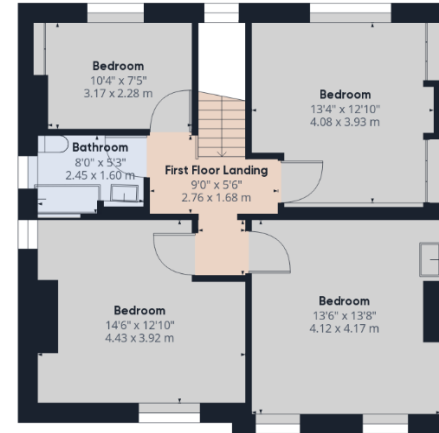








Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

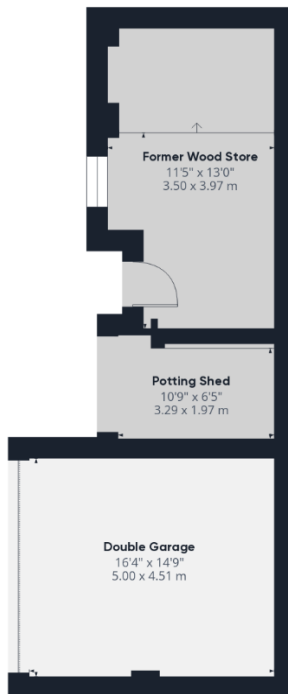
2860.06 ft²

265.71 m²

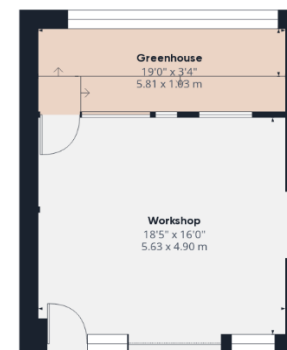
Reduced headroom

9.78 ft²

0.91 m²



Floor 0 Building 2



Floor 0 Building 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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N.B. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing/soil and asbestos survey. We advise that you check the legal pack and contracts for any additional costs which may apply to the purchaser.

Tenure: Freehold

Viewings: By arrangement with agent only

Conditions of Sale: From Solicitor: Mr James Gass of John Hodge Solicitors, Morston Court, Aisecombe Way, Weston-super-Mare, North Somerset, BS22 8NG

Email: james.gass@johnhodge.co.uk

Telephone: 01934 410 910

Buyer's Premium:

All bidders will be required to produce two forms of identification at registration prior to auction. The purchaser will be required to pay the Buyer's Premium of £1,000.00 plus VAT (£1,200.00). This can be paid by bank transfer or cheque. Cheques for the Buyer's premium should be made payable to David Plaister Limited.

David Plaister Limited trading for themselves as Agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and therefore do not constitute any part of any contract. David Plaister Limited or any employee thereof do not have authority to make or give any warranty, guarantee or representation whatsoever in relation of this property.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and 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 or Surveyor. References to the Tenure 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale (Auctions (Bidding Agreements Act 1969) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.
7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. **Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.**
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. **Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.**
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. *(This is a strict and adhered to policy).*
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 + VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/subsequent to the auction.
18. **Prior Sale.** Under no circumstances will the property be sold within 10 days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. *(This is a strict and adhered to policy)*
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.