



FOR SALE BY ONLINE AUCTION – THURSDAY 19TH MAY 2022
LAND TO THE NORTH OF 49 POPLAR ROAD

Bridgwater, Somerset, TA6 4UH

Guide Price: £15,000 - £20,000

Tamlyns

PROPERTY DESCRIPTION

Description

Two Parking spaces with the benefit of planning permission to build garages on.

Situation

The land is located to the northern edge of Bridgwater, in the Bower Manor estate. Located at the end of Poplar Road, just off Whitfield Road. Close to the Town Centre and in a densely populated area of this busy town.

The local area*

2.0 miles – Bridgwater Town Centre

3.0 miles – Junction 23 of M5

* Distances are approximate & sourced from Google Maps

Local Authority

Sedgemoor District Council

Tenure:

Freehold

FOR FURTHER INFORMATION ON THIS LAND
PLEASE CONTACT US ON

01278 458241

properties@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

Two Parking spaces with the benefit of planning permission to build garages on. The construction of the garages has been commenced up to DPC level.

Plot Size: 1,162 sqft (108sqm)

Unit Size: 2x 300sqft (plus possible land for extension)

Directions

From Bridgwater head north-easterly out of the town, following signs for Bridgwater Hospital. At the roundabout, continue following signs for the Hospital, instead of taking the first exit, take the third exit onto Whitfield Road.

Continue along Whitfield Road, taking the third right hand road, just after the bend. Once on Poplar Road, drive until you reach the end of the road, you will see the Garages plot on your right hand side.

Method of Sale

The land is being offered by Online Auction on Thursday 19th May 2022 with bidding starting from 8:00am ending from 6:00pm. Unless sold prior to auction. Guide Price £15,000 - £20,000.

Completion

28 days following the date of the online auction.

Registration

Tamlyns requires all bidders who wish to bid at our Auction to register online beforehand.

A commitment to a fixed Bidder's Registration Fee of £3,000 including VAT must be confirmed on registration, comprising of £2,100 contribution towards the deposit plus the Auctioneer's Buyer's Administration Charge of £900 (£750 + VAT).

The Registration Fee is retained by Tamlyns at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders.

To register online to bid for this property please visit; www.tamlynsprofessional.co.uk/property-auction/

Money Laundering

As part of the Online Registration process before prior approval to bid will be granted, in order to fulfil responsibilities under the current Anti-Money Laundering Regulations, all prospective bidders will be asked to provide proof of identity.

Acceptable documents include: Passport, Driving Licence or Birth Certificate (at least one photo ID) as well as Council Tax or utility bill.

Further guidance will be provided at Online Registration.

PROPERTY DESCRIPTION

Deposit

On conclusion of the auction, Tamlyns will invoice the successful bidder within 24 hours of the fall of the electronic gavel. A deposit of 10% of the purchase price, less the £2,100 deposit contribution taken at Online Registration.

Solicitors

Hole & Pugsey

6 St Peters Street, Tiverton, Devon, EX16 6NX

Telephone: 01884 252827

Email: reception@hole-pugsley.co.uk

Services

We are not aware of any services connected to the site. Potential purchasers are advised to make their own enquires.

Planning

The site benefits from planning permission (08/11/00070), for the construction of two garages. Interested parties are asked to make their own enquiries to the local authority.

Wayleaves, Easements and Rights of Way

The site enjoys a right of way across the adjoining car park.

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not. Please make your own enquiries.

Viewings

The property may be viewed at any reasonable time. The Selling Agents will be pleased to meet any interested parties on site by prior arranged appointment by calling us on 01278 458241 or email properties@tamlyns.co.uk

Legal Pack

A Legal Pack will be available to view online. Alternatively, they can be obtained from the vendor's solicitors, for which there maybe be a charge. Potential purchasers are deemed to have made all necessary enquires and purchase with full knowledge of the content of the Legal Pack. A data room has been set up at the solicitors and interested parties are invited to register to access the information contained therein and make their own investigations.

ONLINE AUCTIONS BUYING GUIDE

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

STEP 1.

Head to tamlynsprofessional.co.uk/property-auction or scan the QR code below to view our auction properties and to register.



STEP 2.

Following registration, read through the legal documents for each lot and make your independent enquiries.

STEP 3.

It's auction day! Place your bid(s) from 8am on the day.

STEP 4.

Congratulations on winning your lot(s). Your pre authorised payment by card will be processed. All unsuccessful bidders will have their payments returned.

STEP 5.

Our finance team will send your 10% deposit invoice the next day with payment due within 24 hours.

STEP 6.

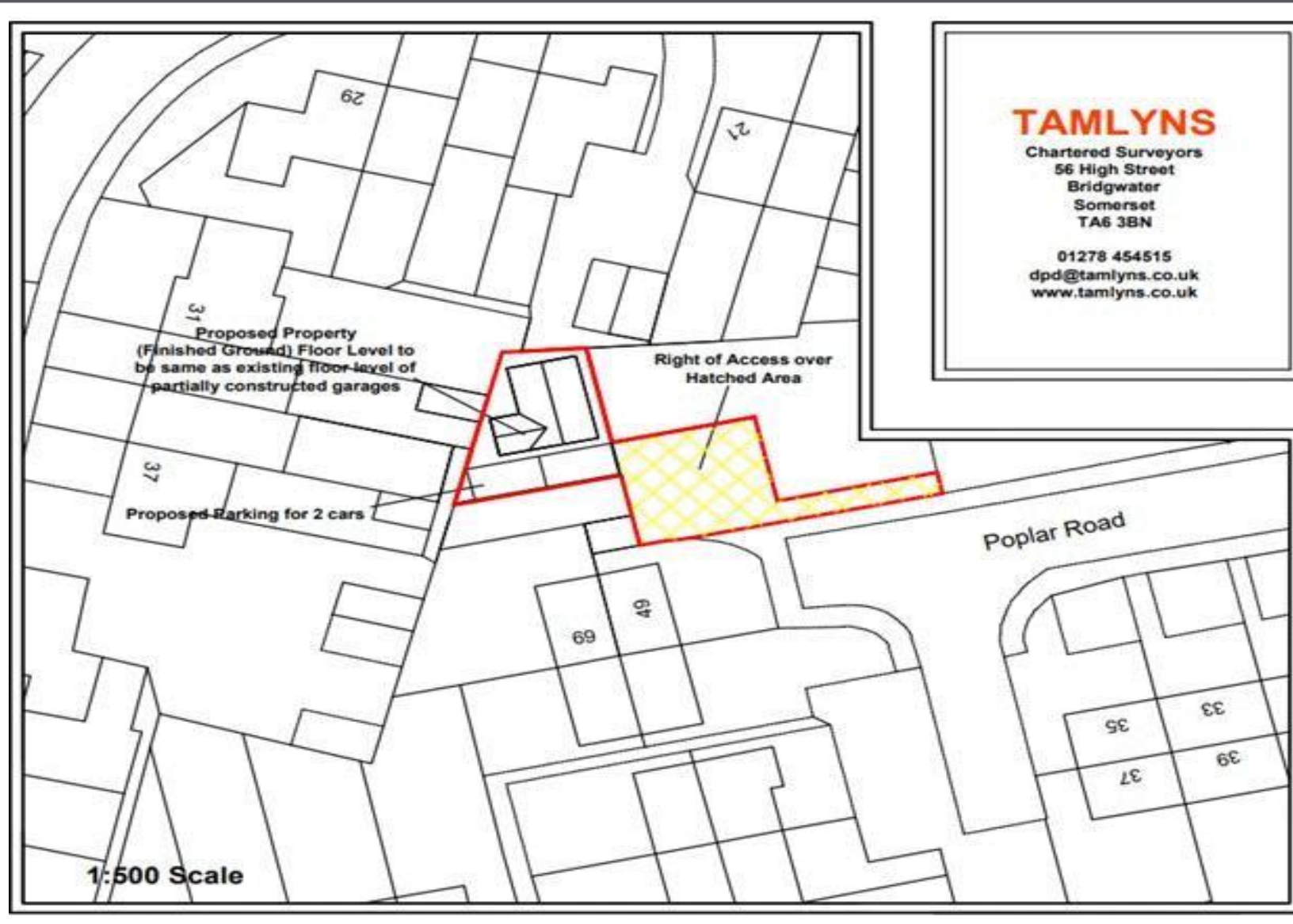
Completion is usually within 28 days* from the auction date.

*Unless otherwise advertised beforehand.









Tamlyn's

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.