

Poles Lane
Lowfield Heath, RH11

Freehold
Offers in excess of £600,000



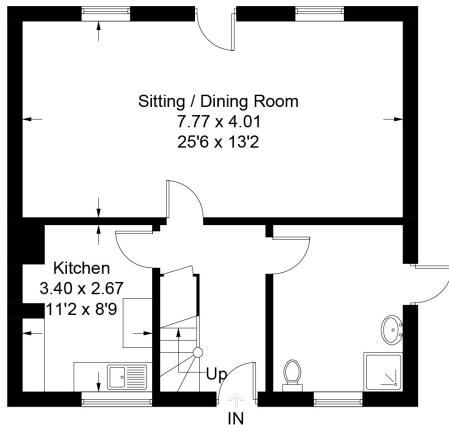
*** SOLD *** After receiving 4 offers.....



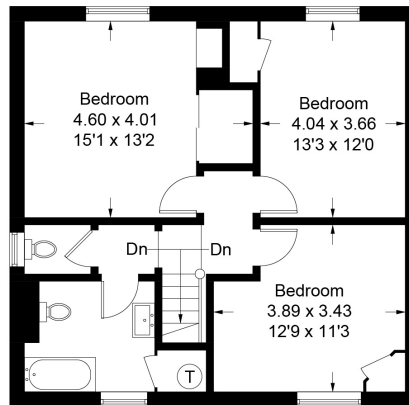
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

 powerbespoke
— remarkably different. —

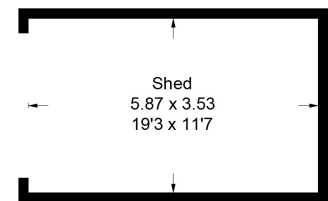
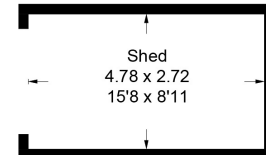
Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft
Garage / Kennels = 70.7 sq m / 761 sq ft
Shed = 34.1 sq m / 367 sq ft
Total = 222.2 sq m / 2392 sq ft



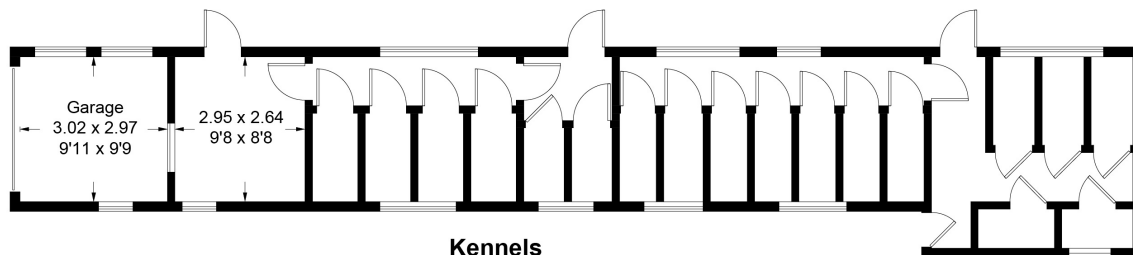
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Kennels

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID389774)
www.bagshawandhardy.com © 2017

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Three Bedroom Detached Cottage | 5 Acres Land | Outbuildings | Stables | Large Hard Standing | Potential Equestrian Yard | Potential Commercial Uses | Property Requires Full Refurbishment | Outbuildings in Various states of disrepair | Private Location at the end of an Un-Adopted Road | Long Driveway | 5 Mins Gatwick Airport | 5 Mins Crawley | Gatwick to London Victoria (30 mins) |

Available via our Online Auction Method on 16th May 2018. NO BUYER FEES.

Legal Pack now available for download from <https://networkauctions.eigonlineauctions.com/lot/details/5288>

DESCRIPTION:

On the Gatwick perimeter road lies the small hamlet of Lowfield Heath which comprises solely of residential houses including many listed buildings. Off of this road is a private lane which this property is located at the end of.

Amberley Farm is believed to date back to the 19th century. The house requires full refurbishment but offers a quaint elevation set in a picturesque location.

It's set in a plot of just over 5 acres with many outbuildings, large hard standing and stables. Most are in a state of disrepair but the stables seem to be in quite good condition. It would appear that some of the buildings may have had a commercial use in the past meaning there could be some possibilities for "change of use" under permitted development laws.

The property is located down a long private road with many pot holes. A quote has been obtained to remedy the road and the agent is currently in talks with neighbors who are willing to contribute.

AUCTION DETAILS:

For impartiality and security to both buyer and seller, this property will be sold after a 5 week viewing period in online auction lasting 3 days. The successful bidder will have 4 weeks to exchange and 4 weeks to complete. You cannot be gazumped in this period as the vendor will be subject to an exclusivity agreement.

****No Buyer Fees****

A deductible deposit of 1% will be required the winning bidder.

Register to bid, full terms and conditions at the following link... (please cut'n'paste into your browser)...
<https://networkauctions.eigonlineauctions.com/lot/details/5288>

Buyers Guide: <https://networkauctions.eigonlineauctions.com/content/themes/24/documents/buyers-guide.pdf>

For detailed information and queries please contact the agent James Gordon james@powerbespoke.co.uk

Other Information...

Parking Arrangements: Numerous Vehicles

Vendors position: Vacant Possession (No chain)

Council Tax Band: C

Tenure: Freehold

Garden Direction: South

Services: Electric & Water. Drainage via Septic Tank. Oil or LPG required.

THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk





These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.