



South Ewsters Cottage, South Ewster, West Butterwick, DN17 3JX - Guide Price £100,000 (+ £750 Buyers Fee)

Description

A derelict three bedroom cottage set in around 7.70 acres which includes areas of woodland and riverbank running alongside the River Trent. The site has been cleared substantially by the current vendors, however due to health and safety concerns no internal access to the dwelling will be available to prospective buyers.

Directions

From Owsten Ferry follow North Street north along the river and the property can be found on your right hand side depicted by our auction board.

Accommodation

We were unable to access the property, but based on information taken from the valuation office we understand the property consists of two reception rooms, kitchen and store to the ground floor with three bedrooms and a bathroom on the first floor.

Town & Country Planning

The current vendors submitted a pre-app under reference no. PRE/2020/15 and a copy of this document is available from the auctioneers and contained in the Legal Pack. It suggested that a replacement dwelling in the same location/footprint may be considered subject to a full planning application with the associated reports. Interested parties are advised to speak to North Lincolnshire Council planning team on 01724 297000 with their proposals.

Easements Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

Tenure & Possession

Freehold with vacant possession upon completion. Part is subject to a pending adverse possession claim, full details are on the legal pack.

Viewing

Viewing of the land is strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or auctions@jhwalter.co.uk

Solicitors

Katie Allwood
HSR Law
7 South Parade
Doncaster
DN21 2DY



01302 347800

Katie.allwood@hsrlaw.co.uk

Agent

James Mulhall: 01522 504360





The attached plans are not to scale, are for identification purposes only and do not form part of any contract.