



## 2 bed mobile home to buy in PE14

Bedford Bank, Welney, Wisbech,  
Cambridgeshire, PE14 9RJ

**£17,000** Starting Bid

H x 2   D x 1   C x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ CASH ONLY

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Liquefied petroleum gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Atlas Heritage Lodge - 38ft x 12ft - 2 bedrooms - 6 berth - overlooking lake - pre-owned

This stunning 2020 model Heritage feels exceptionally light and roomy with its 7ft side ceiling height and deep aspect windows.

The interior is beautifully finished with two freestanding sofas and feature fire cabinet in the lounge and stunning contrast doors to all cabinets and fittings throughout.

This model comes with Coast line Canexel, central heating, double glazing, extra insulation, front French doors + 2 down lights, integrated microwave, TV points in both rooms, washing machine, lift up master bed, deluxe bedding set.

Outside there is decking, a shed and parking.

Site Fees Apply: Static Caravans and Single Lodge - £5,000 Twin Lodges - £5,200 (all prices include VAT, but exclude utilities (i.e. gas, electricity and water). Electricity and water are metered and billed quarterly. Gas is sold on site, by the bottle. All statics and lodges (holiday homes) on site, must be fully insured by the owner. This is a non-residential holiday site and the lodge cannot be a permanent residence.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Annual Service Charge Amount: £5,000.00

Price: Starting Bid £17,000

Property Type: Mobile home

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## — Floor Plan



Bedford Bank, Welney, Wisbech, Cambridgeshire, PE14 9RJ

Contact your local branch today for more information on this property:

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