


## 4 bed semi-detached house to buy in NR25

Weybourne, ., Holt, Norfolk, NR25 7EH

# £330,000 Starting Bid

x 4 x 2 x 3

Tenure

**Freehold**

Driveway parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- 4 bedroom semi detached
- Requires renovation
- EPC Rating F

## Key Information

- Council Tax: Band D
- EPC Rating: F
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

### Arrange a viewing

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Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

## Description

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

Renfield, Weybourne

Positioned on the edge of Weybourne in an elevated setting, this 4 bedroom semi-detached brick and flint property offers significant potential for refurbishment in one of North Norfolk's most sought-after coastal villages.

The property sits within large grounds backing onto agricultural fields, with open countryside views and occasional glimpses of the sea. Internally, the accommodation is arranged across 3 floors and currently offers flexible living space with multiple reception rooms or bedrooms, 2 kitchens, bathroom facilities on both the ground and first floors, and additional loft storage rooms on the second floor.

The property requires full renovation throughout, offering buyers the opportunity to modernise and reconfigure the space to suit their own needs and style.

Outside, there is a large driveway to the front providing parking for several vehicles, while the rear garden enjoys a private position overlooking surrounding fields.

Weybourne remains a popular coastal village with a village shop, pub and access to the beach and coastal path all within walking distance. Holt and Sheringham are both nearby, offering a wider range of shops, schools and transport links.

Weybourne

Weybourne is a pretty coastal village between Sheringham and Holt, known for its peaceful setting, strong community feel and access to the North Norfolk coastline.

Smaller and quieter than some neighbouring locations, Weybourne appeals to those looking for a village environment with easy access to both the coast and countryside. The village is home to a well-regarded pub, village hall and local church, while nearby Sheringham and Holt provide a wider range of amenities and services.

The surrounding landscape is a big part of daily life here, with coastal walks, open countryside and nature reserves all close by. Weybourne also sits along the route of the North Norfolk Railway, helping add to the village's character and connection to the wider area.

Residents are often drawn to Weybourne for its quieter pace, attractive surroundings and sense of community, while still remaining within easy reach of nearby towns and the wider North Norfolk coast.

Auctioneers Additional Comments

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 any 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.
Auctioneers Additional Comments

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% (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.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £330,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

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: Electric

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

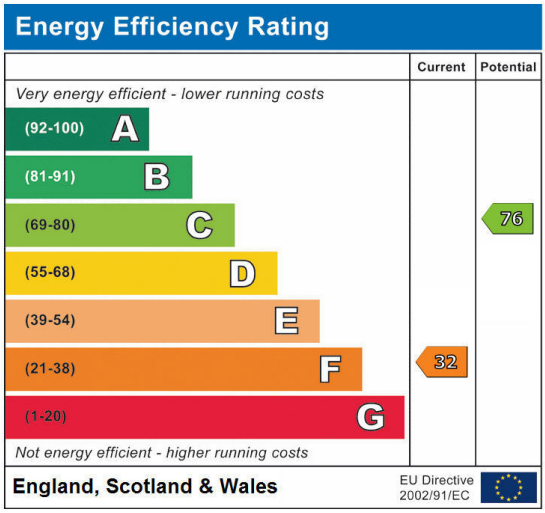
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good




Weybourne, ., Holt, Norfolk, NR25 7EH

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

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