

westcountry team

PROPERTY SHARING EXPERTS



Press release – 14th May 2012

Sold at auction 9th May 2012

The second in a new series of property auctions hosted by Westcountry **team** in association with The Auction Agents saw a variety of homes sold under the hammer at Sandy Park Conference Centre on 9th May.



A number of sellers were delighted with the outcome of the auction.



As a result of marketing the event, Kittows (Wadebridge) received a number of offers for Downalong Cottage – a delightful character home with three bedrooms and a garage sitting in a large plot with rural and coastal views near the North Cornwall village of Delabole – and a sale was agreed at a price well in excess of the guide prior to the auction.

A bidding war between two keen parties in the room took a four bedroom period town house arranged over three storeys in Saltash, entered by Hennings Moir in the town, to a final sale price on the fall of the gavel at £5,000 over the guide.



Two sellers in Brixham were thrilled with the sale of their properties, entered into the auction by Churchills Estate Agents, which also sold at prices in excess of their guides. There was plenty of interest, both prior to and at the auction, in both lots. The first a ground floor flat with a bedroom, open plan living area and a balcony with amazing views,

ideal as a seaside retreat or a permanent home close to Brixham's Breakwater Beach. And the second a lucrative investment lot comprising a double fronted ground floor shop along with two tenanted flats above, a garden and expired planning permission for development.



Bidding for three of the lots almost reached the reserve prices and the agents are hoping to agree the sale of these properties as a result of the attention created by the auction - Parkway Estate Agents in Camelford with a partly refurbished detached character house in the hamlet of Helstone; Dart & Partners with a spacious two bedroom apartment in the heart of Teignmouth town centre; and Partridge Estate Agents with a three bedroom barn conversion in the estuary village of Starcross near Dawlish Warren.



To everyone's surprise and despite an enormous amount of interest, The Old Tannery – a huge detached period house with four bedrooms sitting in a plot extending to approximately three quarters of an acre with several outbuildings and backing onto fields near the village of Cheriton Fitzpaine, entered by Helmores with a guide of just £300,000 remained unsold after the event.

Richard Worrall, auctioneer said: "We're extremely pleased with the results of the latest auction. The agents and vendors are delighted with the successful sale of the properties in Delabole, Saltash and the two in Brixham and bidding at the auction reached frustratingly close to the reserve prices of the Camelford, Teignmouth and Starcross lots so we hope to tie up sales of these as a result. We were all astonished that bidding for The Old Tannery was slow eventually leaving the lot unsold, as the house really is an absolute gem tucked away in the mid Devon countryside with plenty of space and character as well as large gardens and a number of useful outbuildings, and the guide of only £300,000 would have made it a fantastic purchase."

The next auction of property in Devon takes place at Sandy Park Conference Centre at 6:30pm on Tuesday 26th June, and an event for property in Cornwall will be held at Kingsley Village Conference Centre just two days later, at 6:30pm on Thursday 28th June. For details, an auction catalogue or simply for advice on buying or selling at auction, contact your local Westcountry **team** estate agent. To find your nearest, visit www.westcountryteam.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry and hundreds nationwide work together to sell property for clients. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

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