

## Success at inaugural Cornish property auction

The first in a series of brand new property auctions for Cornwall held by Westcountry **team** in association with The Auction Agents took place at Kingsley Village Conference Centre on Thursday 15<sup>th</sup> March.



Parkway Estate Agents in Camelford is delighted with the sale under the hammer of Park Lane Villa on the outskirts of the town, ideally located for the high street and local schools, the North Cornish Coast and Bodmin Moor. The detached dormer bungalow has a dual aspect lounge and kitchen/ diner, utility room, bathroom and WC and five bedrooms as well as gardens with parking and a summerhouse and sold under the hammer for £160,000 – within the guide price of £150,000 - £170,000.



Kittows (Wadebridge) entered The Beacon, an attractive and immaculate detached family house built to a high specification in Tintagel, and is pleased to have agreed a sale – also within the guide price – as a result of the auction. The Beacon sits in a slightly elevated position with fine views, an entrance porch, open plan entrance hallway, large open plan kitchen/ dining area, lounge, study/ bedroom, downstairs bathroom, generous master bedroom with balcony and en-suite, two further bedrooms, integral garage and parking as well as landscaped gardens and a summerhouse.



Park Lane Villa was sold as a traditional auction lot whilst The Beacon featured under the new Auction+ rules. Auction + brings the opportunity of bidding for property at auction to more buyers, with a fraction of the usual deposit required making it accessible to most people - not just investors and cash rich purchasers. It aims to achieve reasonable market prices and comes with a guarantee of completion within a set timeframe, avoiding the element of uncertainty for both parties.

In traditional auctions, the fall of the gavel represents an exchange of contracts with completion of the transaction set within 28 days. With Auction +, on the fall of the gavel contracts are deemed to be exchanged and the buyer must place a £3,500 non refundable deposit with The Auction Agents

Limited, with completion within 42 days thereafter (unless the buyer serves within 28 days the notice to withdraw from the sale - if such notice is served, the deposit is forfeited). This allows the purchaser, after the auction, to organise legal work, funding, etc, and will go a long way to taking the anxiety and fear factor away for buying at auction while also ensuring that both buyer and seller are committed to the deal.

The next sale will take place at Kingsley Village Conference Centre, just off the A30 at Fraddon, on Thursday 10<sup>th</sup> May with admission from 6pm for a 6:30pm start.

For further information, visit [www.theauctionagents.com](http://www.theauctionagents.com) or to discuss entering your property into the auction to be held on 10<sup>th</sup> May, contact Parkway in Camelford on 01840 212121, Kittows (Wadebridge) on 01208 814055 or your local **team** estate agent. To find your local **team** agent, visit [www.westcountryteam.com](http://www.westcountryteam.com).

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**Digital images are available from [bubblepr@mac.com](mailto: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.

**For further information, please contact:**

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