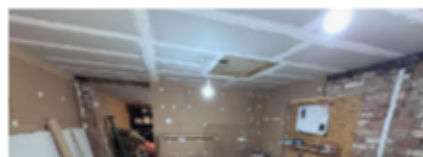
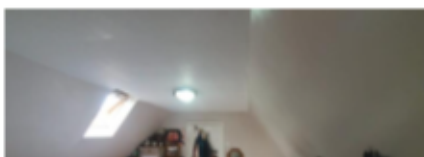
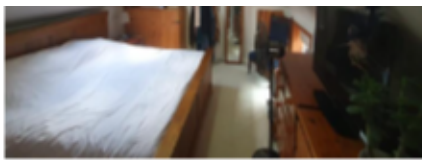


Colbrook Cottage, Hallgarth, Marshchapel, Grimsby DN36 5TQ





Guide Price £115,000+ plus fees

JOHN TADGERS
MR FRS

Unconditional

 Thursday 31st July 2025  9.00am

Key Features

- Council Tax Band: B
- Cottage within a Desirable Village Location
- Steeped in history dating back to the 1750s
- 2 Reception rooms, Kitchen with Utility, 2 bedrooms and additional dressing room
- Generous plot with garden, a range of outbuildings and off road parking
- Potential to convert outbuildings and/or extend (STPP)
- EPC Rating: D

Cottage

Property Description:

An individual character property dating back to the 1750s located within the highly desirable village of Marshchapel.

This cottage occupies a generous plot, offers off road parking and a range of outbuildings with potential for conversion. (STPP)

There are two reception rooms, kitchen with Utility room and a bathroom on the ground floor. Upstairs there are 2 double bedrooms and a 3rd room currently used as a childrens bedroom but could be a dressing room or potential to become an ensuite bathroom.

Viewings are available to fully appreciate the character, accommodation and potential on offer.

Lounge - 12ft 2 x 11ft 10

Dining Room - 12ft 1 x 11ft 8

Kitchen - 11ft 2 x 8ft 7

Utility Room - 10ft 11 x 7ft 8

Bathroom - 7ft 9 x 6ft 5

Bedroom One - 12ft 4 x 12ft 1

Bedroom Two - 12ft 2 x 12ft 1

Dressing Room (being used as child's bedroom)

Outside WC

Outbuilding One - 11ft 5 x 7ft 1

Outbuilding Two - 11ft 7 x 7ft 7

Outbuilding Three - 13ft 6 x 11ft 10

Brick Shed

Tenure:

Freehold. Vacant possession upon completion.

Utilities Information

Heating Supply: Oil

Electric Supply: Mains Supply

Water Supply: Mains Supply

Sewerage Arrangements: Mains Supply

Parking Arrangements

Driveway

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal

Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.