



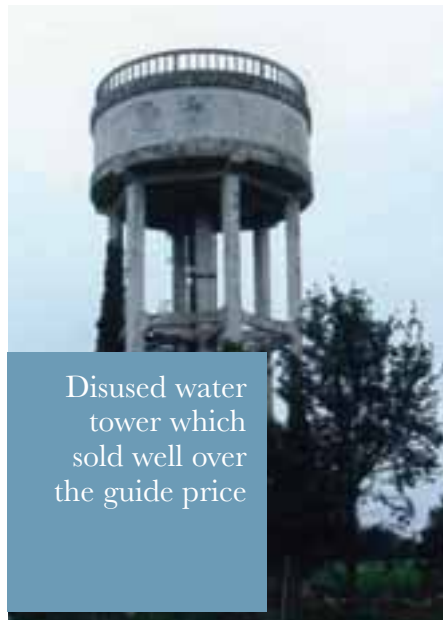
UNUSUAL PROPERTIES SELL WELL

Under The Hammer

Property auctions always seem to have the knack of throwing up unusual and interesting properties, usually because they are either difficult to place value on or they are likely to appeal to the 'alternative' type of property investors who often frequent these auctions. Property Auctioneer Simon Gooderham looks back at some of the more unusual properties that have been sold under the hammer in Cheffins Property Auctions.

Apart from the usual redundant cottages and investment properties which regularly appear in the catalogues, there has also been a variety of properties which have often left people asking the question after the auction: "What are they going to do with that?"

Probably the most unusual property sold in recent years were some public conveniences which a local parish council decided to dispose of because of ongoing problems with vandalism. The 1970's brick built toilets were situated in the centre of a large South Cambridgeshire village, but at roughly 200 sq ft and with no adjoining land, the options seemed limited. After several planning applications for various uses, the building has now been demolished pending further discussions.



Disused water tower which sold well over the guide price

A disused water tower up in the Cambridgeshire Fens was another interesting lot put under the hammer. Resembling something out of *Day of the Triffids*, the water tower had been decommissioned several years earlier. Prospective buyers had grand ideas of contemporary round glass and cedarwood clad rooms and a full size roof terrace, others viewed it as a ready made tower for radio masts and mobile phones – its future use remains to be seen.

Amenity and leisure type properties are always one of the favourites at auction and they seem to generate an ever increasing number of enquiries. A small spinney with a World War 2 pill box just outside Cambridge attracted lots of media interest and, with over 30 interested bidders, it sold for more than double the estimate at £55,000 (December 2008). The proud new owner simply wanted it as a 'weekend retreat' for family adventures and weekend picnics.



A public toilet was one of the quirkiest properties sold at auction by Cheffins



ABOVE: Victorian gate lodge, Kedington, needing total modernisation: sold for £110,000



Left: Great Abingdon: Equestrian property needing modernisation: sold for £552,000 – 60 per cent over guide price

Cottages and renovation projects are also regular attractions at Cheffins Property Auctions



Gazeley cottage: needing complete upgrading: sold for £160,000 against guide of £130,000 - £140,000

Property Auctions



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Period cottage at Linton: another renovation project: sold in excess of guide price



Another amenity type property was a section of riverbank on the River Cam. Offering potential for boat moorings and leisure uses, the 275 metres of bank generated a huge number of enquiries and 'sailed' over the guide price, eventually selling for £83,000 (September 2009) which was five times the estimate!

Cheffins has seen numerous chapels and derelict cottages sold under the hammer but it is always the quirky and unusual properties that are the most intriguing and leave people asking the inevitable question.

The Thatch, Horningsea: Totally derelict with a guide price of £40,000 to £60,000 – it sold for a huge £134,000

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