



**Stutton Road, Tadcaster  
Guide Price £15,000**

**FOR SALE BY AUCTION :-** An enclosed parcel of land measuring 0.10 Acre benefitting from its own private access from Stutton Road.



#### Land:

The land is located behind a number of residential dwellings along Sutton Road and benefits from its privately owned driveway from the road. The plot predominantly comprises grass and shrubbery with a hardstanding area near the vehicular entrance. Located in an established residential area and sold with vacant possession, the site may have potential for development, either residential or commercial, subject to any necessary consents.



#### Tenure:

Assumed Freehold

#### Services:

No services are understood to be connected to the land.

#### Agents Notes:

The Legal Pack is available upon request. The plan used within these particulars is not to scale and is for identification purposes only.

#### Viewings:

Viewings are strictly by appointment only. The land will be found behind a number of residential houses along Sutton Road. There is vehicular access to the side of No 5 Sutton Road, which leads down to the land. For those that use 'what3words' //degree.tomato.toward.



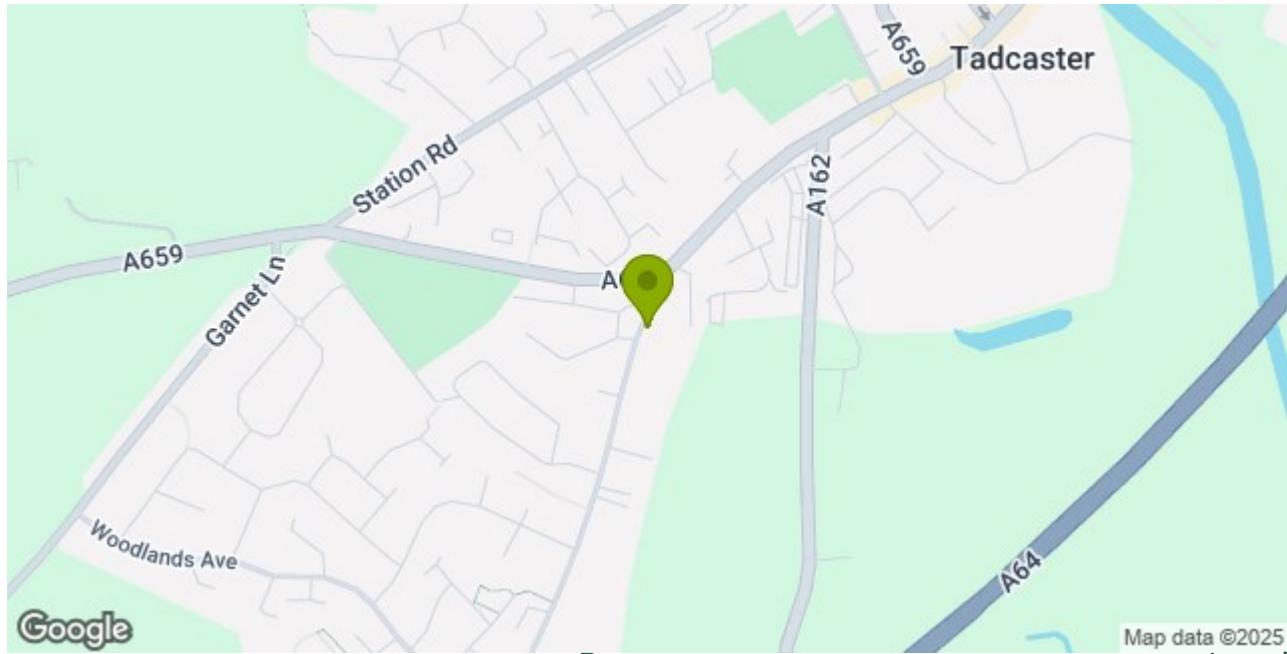
#### Auction Conditions:

The property is being sold by Public Auction on Wednesday 19th March, at 6pm at The Saleroom, York Auction Centre, Murton, York YO19 5GF. The auction will be conducted under RICS standard Auction conditions. Bidding is by attendance at the sale, or by proxy bid or telephone if prior arrangements have been made with the auctioneers, which needs to be done at least 48 hours before the sale. The successful bidder will be required to place a 10% non-refundable deposit at the fall of the hammer together with a Buyers Premium of £2,500 plus VAT. Please note the successful bidder is also liable for the sellers legal expenses, all costs of which are outlined in the contract within the legal pack.

Completion is to be 20 working days thereafter. The Auction Pack will be available to view through the selling agent.

#### Vendors Solicitor:

Moxon & Barker LLP  
7-9 Cornmarket  
Pontefract  
WF8 1AN  
Tel - 01977 602999



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

