

This image is a computer-generated illustration (CGI) and is intended for indicative purposes only. It does not represent the final build or exact appearance of the property. All details, including materials, finishes, landscaping, and surroundings, are subject to change. This image should not be relied upon as an accurate depiction of the completed development and does not form part of any contract or agreement.

**By Auction £85,000**

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £85,000

LAND FOR SALE.

This plot is available with PLANNING GRANTED FOR: Construction of new 5 BEDROOM, 3 BATHROOM dwelling house to replace demolished dwelling house including outbuilding to rear and boundary wall with gates and parking for two cars to front.

The accommodation for the new dwelling includes: Entrance vestibule, Dining Room, W.C., Kitchen, Utility, Living Room, Five double bedrooms, En-Suite and Family Bathroom. (See floor plan for the full scale of this large semi-detached home).

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

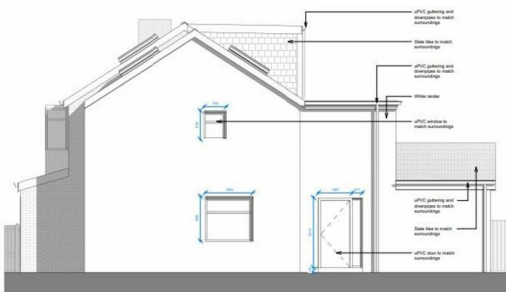
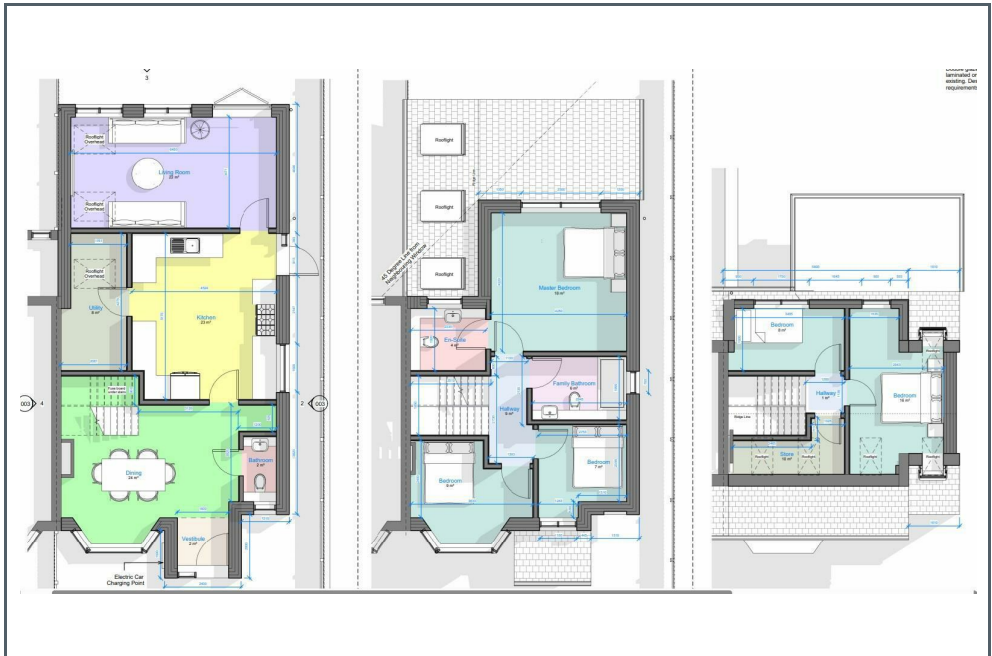
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Side Elevation - Proposed



Front Elevation - Proposed



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus) <b>A</b>                          | <b>B</b> |                         |           |
| (81-91) <b>C</b>                            | <b>D</b> |                         |           |
| (55-65) <b>E</b>                            | <b>F</b> |                         |           |
| (39-54) <b>G</b>                            | <b>H</b> |                         |           |
| (1-38) <b>I</b>                             | <b>J</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|-----------------------------------------------------------------|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92 plus) <b>A</b>                                              | <b>B</b> |                         |           |
| (81-91) <b>C</b>                                                | <b>D</b> |                         |           |
| (55-65) <b>E</b>                                                | <b>F</b> |                         |           |
| (39-54) <b>G</b>                                                | <b>H</b> |                         |           |
| (1-38) <b>I</b>                                                 | <b>J</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| England & Wales                                                 |          | EU Directive 2002/91/EC |           |