



NALC
Auctions

Ledgers Road, Warlingham, CR6 9QA

By auction £6,000



Lot 1: Plot D1 and D2 Ledgers Road, Chelsham Warlingham CR6 9QA

Guide Price: £6,000

Guide Plus+ Buyers Premium +VAT

Freehold with vacant possession upon completion

Land Description:

Ideal Investment to buy 2 plots of land each approx. 262 sqm (Stms).

The plots of amenity land at Ledgers Road are framed by ledgers wood and Nore Hill Pinnacle. The land is ideally situated on the outskirts of Chelsham and represents an opportunity for the new owners to use the land for a variety of amenity uses at any time.

Easy access to B269, A221 and B2024. Approximately 1 hour from London.

Ledgers Road in Warlingham is in the Southeast region of England within the Warlingham East and Chelsham area.

Location:

this plot of land is situated off of Ledgers Road with direct access using the pinpoint location using what3words is audit.dragon.bank. The plot of land also benefits from a secondary access point off the Crossroads between common road and church lane.

Buyer's Premium:

Applies on the fall of the hammer. The purchaser shall pay a 10% deposit (minimum £4000). Plus, In addition a buyer's premium of 2% of the sale price, Subject to a minimum of £3000 + VAT upon the exchange of contract.

Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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