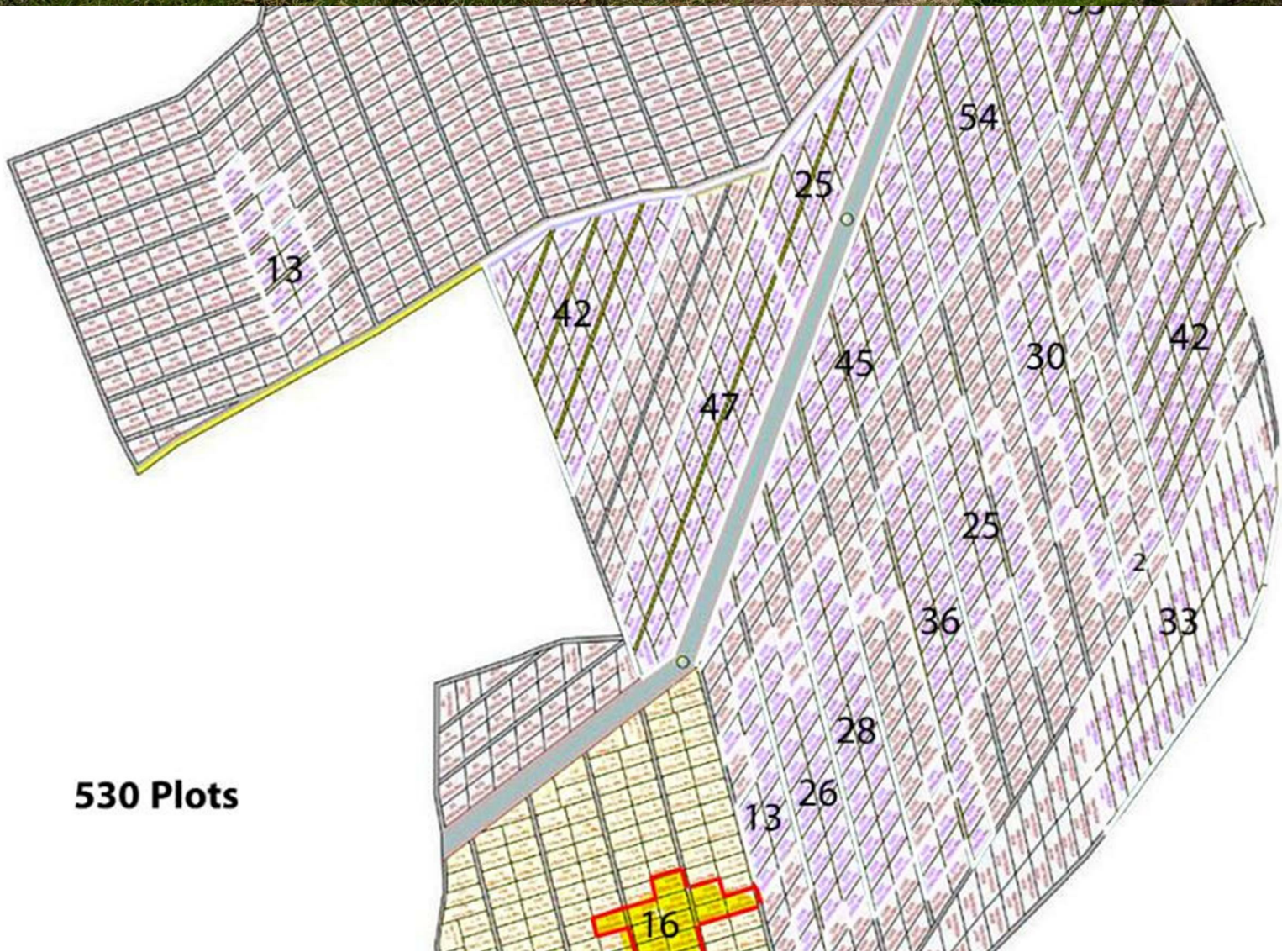




**NALC**  
Auctions



**530 Plots**



# of 16 Potential Development Land, Iver, SL0 9DS

## Auction Guide £2,000



Block of 16, Potential Development Land, At Larbourne Farm, Iver, Buckinghamshire, SL0 9DS -

### IMPORTANT STRATEGIC INVESTMENT LAND WITH PLANNING POTENTIAL

Freehold

#### Description:

A massive investment opportunity to buy flat land ideal for possible development, subject to obtaining the required consents with the local council. This block is outlined in red on the plan. There are 16 plots in this block each measuring approx. 243 sqm individually that can be purchased as a whole or per plot.

This land is close to a residential area with golfing clubs and local amenities, and less than a 15 minute drive away from Heathrow Airport. London Heathrow Airport, or Heathrow is the main, and busiest airport serving the United Kingdom. Heathrow is also Europe's busiest airport for passenger traffic, and handles more international passenger traffic than any other airport in the world. Close to the M25 and M4 this is an ideal investment plot for someone looking.

#### Location:

Iver is a large civil parish in Buckinghamshire, England. In addition to the central clustered village, the parish includes the residential neighbourhoods of Iver Heath and Richings Park.

Part of the 43-square-mile Colne Valley regional park, with woods, lakes and land by the Grand Union Canal.

#### Buyer's Premium-

Applies under the fall of the hammer. The purchaser shall pay 10% deposit. Plus, in addition a buyer's premium of 2% of the sale price, minimum of £5000+ VAT upon exchange of the contract.

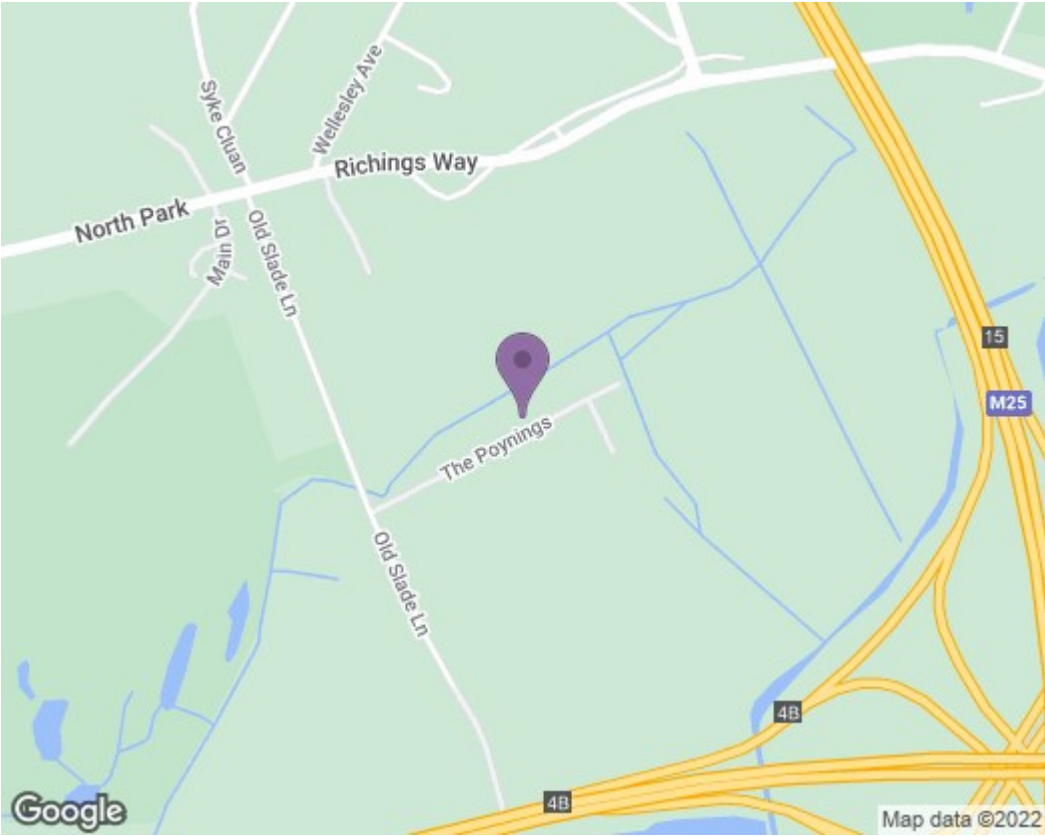
Please feel free to contact our sales and enquires team on 01636 558200 or Email us at [sales@nalcgroup.co.uk](mailto:sales@nalcgroup.co.uk)



When registering to bid with us we will require 2 forms of ID (Passport, Driving Licence) to fit in line with the Anti Money Laundering Act.

## 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 <sub>2</sub> ) Rating                  |         |   |
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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