



**NALC**  
Auctions



# B148, B149 Aylesbury Road, Aylesbury, HP22 4RH

## Auction Guide £3,000



Plots B134, B135, B148, B149 Aylesbury Road, Rowsham, Aylesbury, Buckinghamshire, HP22 4RH - For sale by our joint auctioneers London City Auctions in their 30th June auction, online or in person at the Hard Rock Hotel at 2pm

Freehold

### Description:

These are ideal investment opportunities to buy plots of land. The plots offer the purchaser an opportunity to utilise the land themselves. Plots that have been previously purchased have been used for allotments, recreational use and others have purchased the land with a longer future use of gaining planning consent on the land. There are 4 plots in this strip which can be purchased as a whole or per plot. Each plot is approximately 200 square metres per plot (STMS).

### Location:

Wingrave lies to the North East of the centre of Aylesbury and South West of Leighton Buzzard. The village provides local shopping facilities and is well located off the A418. With a wealth of high-quality local services close by. Aylesbury is the county town of Buckinghamshire, South East England. It is home to the Roald Dahl Children's Gallery and the Waterside Theatre. The town is recognised as the spiritual cradle of the Paralympic Games. It is in central Buckinghamshire, midway between High Wycombe and Milton Keynes.

### 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 £5,000 + 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)

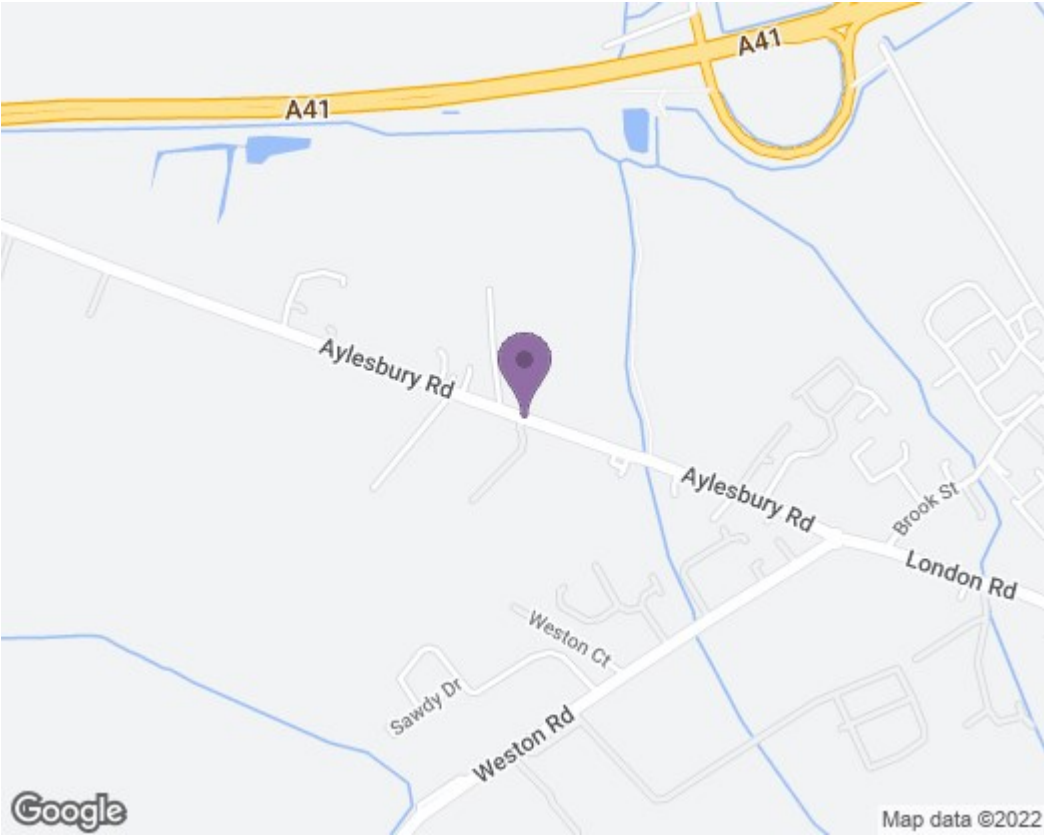
When registering to bid with us we will require 2 forms of ID (Passport, Driving License) to fit in line with the Anti Money Laundering regulation act of 2017.



## 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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