





## LAND, Clipstone Drive, Forest Town PRICES FROM £300,000 + FEES Freehold

POPULAR LOCATION • CIRCA I ACRE PLOT • OUTLINE PLANNING FOR 6 DWELLING CURRENTLY • EXCITING DEVELOPMENT

OPPORTUNITY















Prime Development Opportunity: Land with Outline Planning

Application REF: 2009/0831/N

SOLD BY AUCTION: GUIDE PRICE £295.000 + FEES

## **Auction Details**

DATE: 27TH FEBRUARY 2025

**Auction Details:** 

The sale of this property will take place on the stated date by way of Auction Event and is being sold under and Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale

All sales are subject to SDL Property Auctions Buyers Terms.

Properties located in Scotland will be subject to applicable Scottish

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Leaal Pack carefully before biddina.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.