



BRUNTON
RESIDENTIAL

BRUNTON LANE, NEWCASTLE UPON TYNE, NE13

Auction Guide £200,000



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BUILDING PLOT - PLANNING PERMISSION APPROVED - GREAT LOCATION - CIRCA 0.3 ACRES

Brunton Residential are delighted to offer this fantastic opportunity to purchase a plot of land just off Brunton Lane in the middle of Great Park. The plot holds existing planning for a two story four bedroom home with with garage facilities. This is your opportunity to build a home to your specification in one of the most desirable locations within Newcastle.

Newcastle City Council Application ID. 2022/0033/01/DET

<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=127279>

Services include a newly installed three phase electric supply as well as a water connection.

Please call our Great Park Sales team to register your interest initially, an auction pack with bidding instructions can be issued upon request.

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.
payment varies but will be no more than £960 inc. VAT.
These services are optional.

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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : Exempt

EPC RATING :

Exempt



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