



**Auction Guide Price**  
**£50,000**

 TENURE: Freehold

 EPC RATING: N/A

 COUNCIL TAX BAND:

## Hixon Stafford

Building Plot, Adjacent to Sunnyside Cottage Featherbed Lane Hixon



***A truly exceptional opportunity beckons for individuals envisioning the creation of their perfect abode nestled in the heart of Hixon village. This unique chance presents itself with approved full planning (23/37596/FUL) for a contemporary split-level detached house that promises not only stunning architectural design but also a gorgeous practical layout.***

For a comprehensive understanding, detailed specifications are readily available on the Stafford Borough Council website. If the idea of curating your own home in this remarkable location resonates with you, we invite you to connect with us for further insights and details.

- Built Plot With Full Planning Permission - 23/37596/FUL
- Approval For Detached Split Level Dwelling
- Fantastic Village Location
- Hall, Cloak Room & Utility
- Kitchen/Dining Room
- Two En-Suite Bedrooms, Separate Study & Lounge

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk

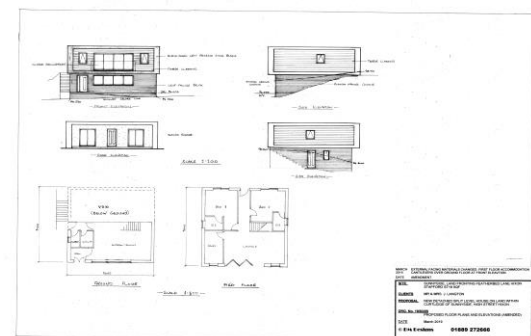


## KEY FEATURES

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with



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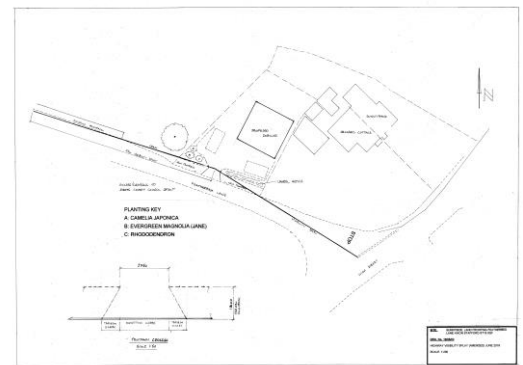
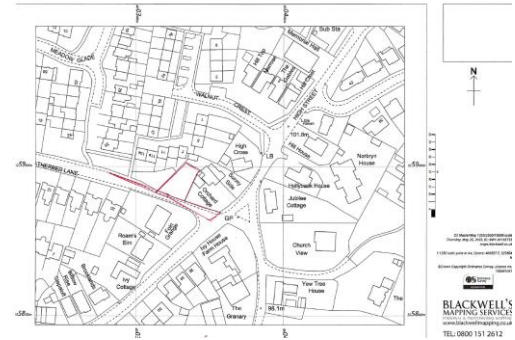
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iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you



Floor Plan Awaited

PRE-BUILD PROPERTY

NO EPC

**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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