

for sale

guide price **£110,000**



Land On The East Side Of St. Botolphs Road Shepshed Loughborough LE12 9HZ

SITE FOR THE ERECTION OF ONE
DWELLING

THE PROPOSAL IS FOR A 3 STOREY 4
BEDROOM DETACHED PROPERTY



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

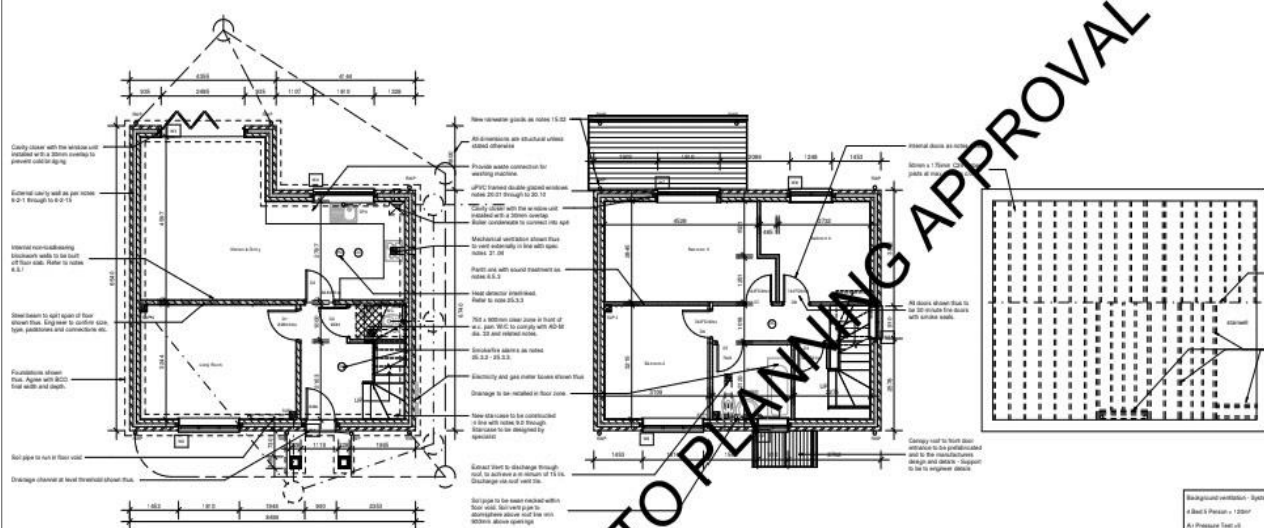
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



DRAFT SUBJECT TO PLANNING APPROVAL

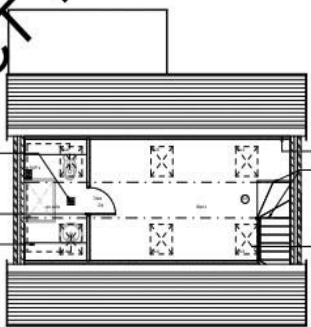


ground floor plan

Background condition: 3-point
A Back & Pack - 1200"
A1 Pressure Test: 0
Rain 3.2m: 100mm
Wind 100km/h: 100mm
Wind 150km/h: 150mm
Wind 200km/h: 200mm
Wind 250km/h: 250mm
Wind 300km/h: 300mm
Wind 350km/h: 350mm
Wind 400km/h: 400mm
Wind 450km/h: 450mm
Wind 500km/h: 500mm
Wind 550km/h: 550mm
Wind 600km/h: 600mm
Wind 650km/h: 650mm
Wind 700km/h: 700mm
Wind 750km/h: 750mm
Wind 800km/h: 800mm
Wind 850km/h: 850mm
Wind 900km/h: 900mm
Wind 950km/h: 950mm
Wind 1000km/h: 1000mm

hayward
ARCHITECTS LTD

Cronin	
Proposed Dwelling at 25, Borough Road Chigwell	
BREGGS - Floor Plans	
Rev	15
Date	18/10/24
BREGGS	



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To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

Property Ref: HIN311479 - 0017

Tenure: Freehold

EPC Rating: Exempt

view this property online [connells.co.uk/Property/HIN311479](https://www.connells.co.uk/Property/HIN311479)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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