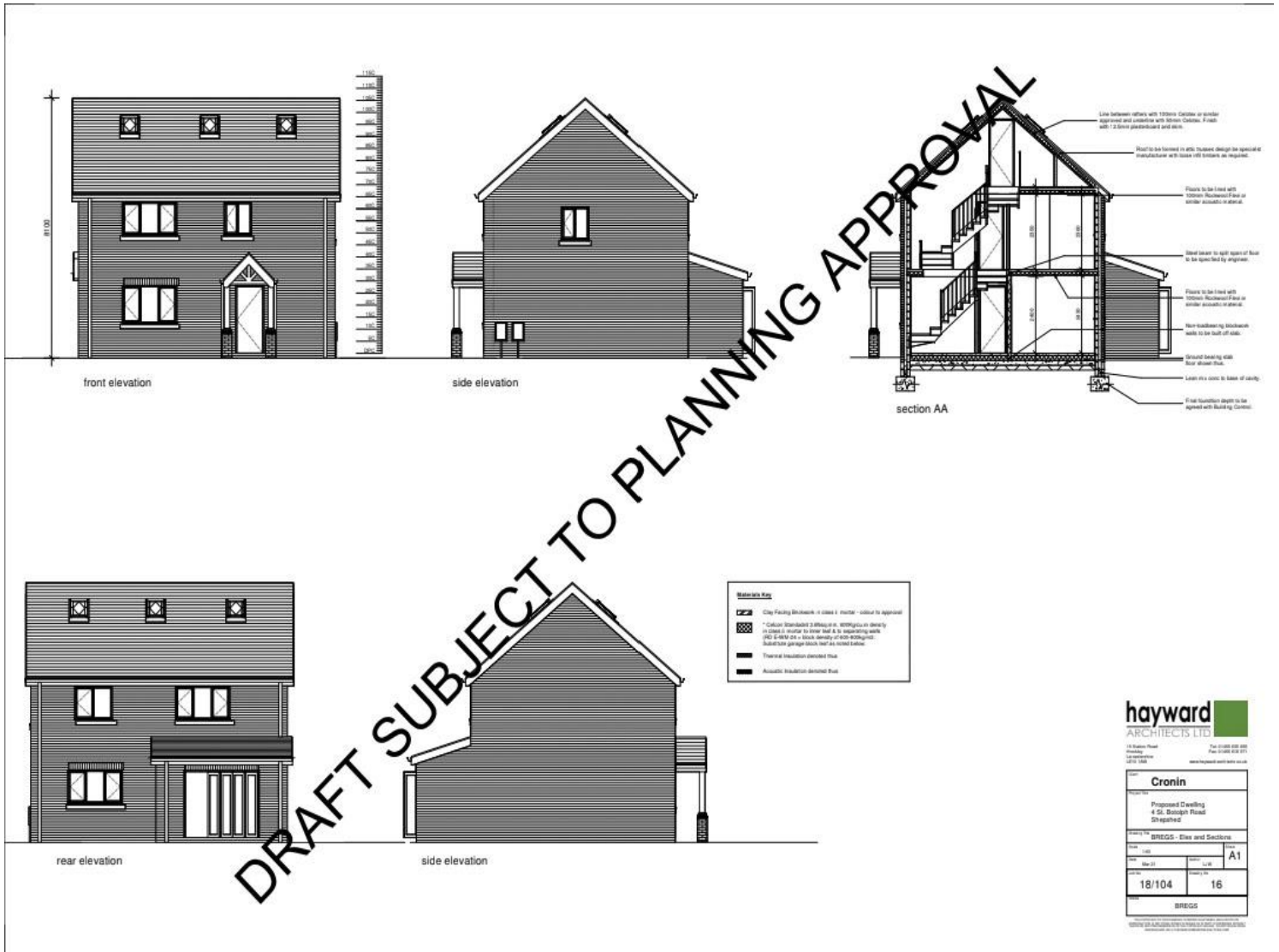


for sale

guide price **£90,000**



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



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

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).

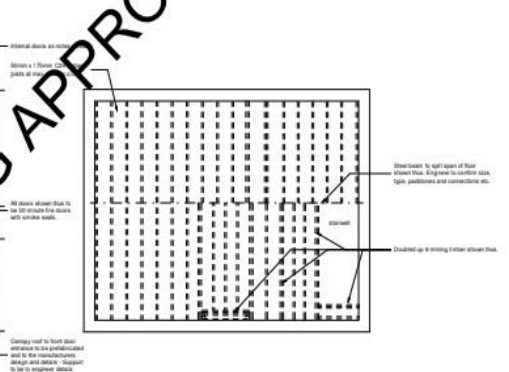
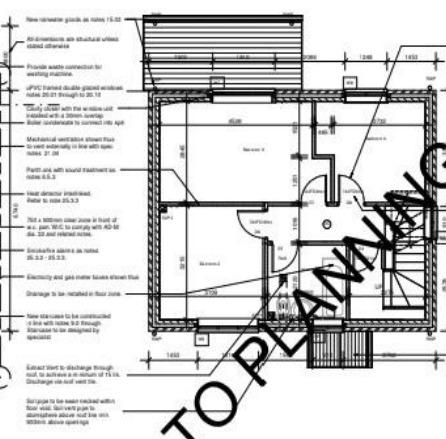
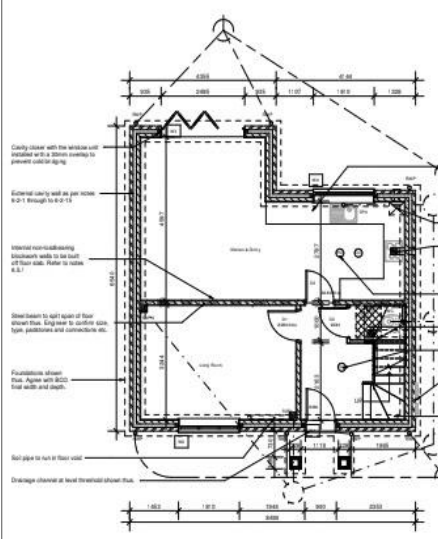
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration 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.



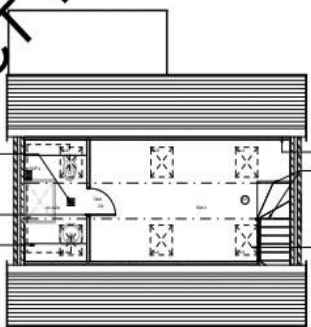
DRAFT SUBJECT TO PLANNING APPROVAL



Background ventilation - Appendix 1
 A Back & Forth = 12000"
 Air Pressure Test: 0.5
 Table 6.2a Table A Ventilation required (litres per second) and gross area (square metres) for background ventilation

Room	Volume (litres)	Flow rate (litres per second)	Gross area (square metres)
BED	10.0	1.1	1.4
BED	10.0	1.1	1.4
BED	10.0	1.1	1.4
BED	10.0	1.1	1.4
BED	10.0	1.1	1.4
BED	10.0	1.1	1.4

Total provided = 6.6
 Min. Check ventilation against the above



hayward
 ARCHITECTS LTD

14 Balfour Road
 Haywards
 Chesham
 Bucks HP8 4BT

Tel: 01895 835 222
 Fax: 01895 835 221
 www.hayward-architects.co.uk

Cronin	
Proposed Dwelling at 25, Borough Road Chesham	
BREGG - Floor Plans	
Scale	A1
Date	18/104
Page	15
BREGG	

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 - 0018

Tenure: Freehold

EPC Rating: Exempt

view this property online 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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk