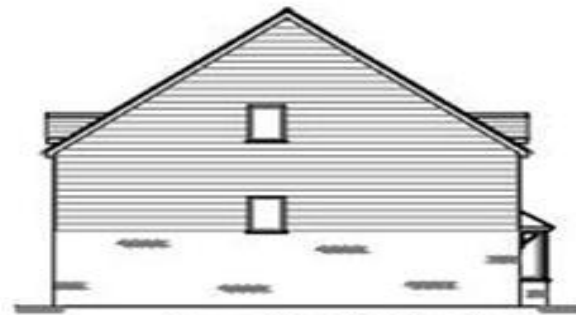




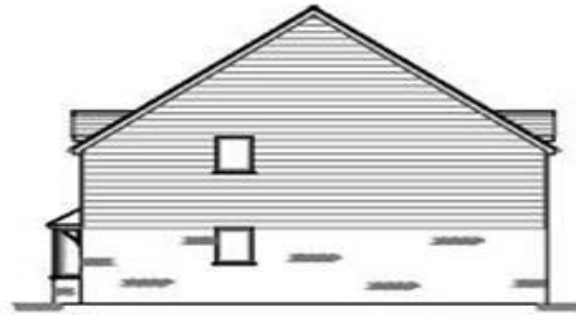
Proposed Front Elevation
scale 1:100



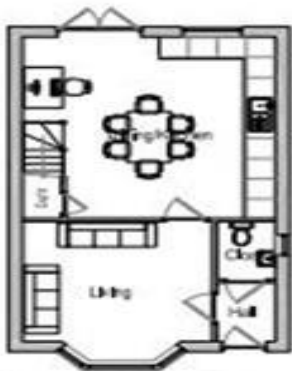
Proposed Left Side Elevation
scale 1:100



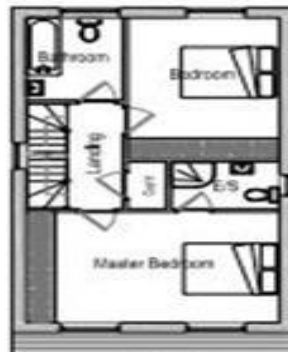
Proposed Rear Elevation
scale 1:100



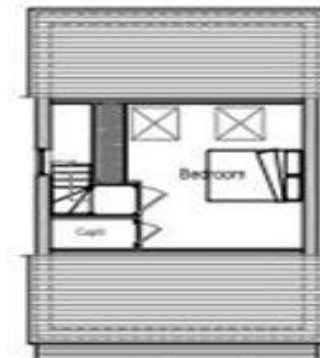
Proposed Right Side Elevation
scale 1:100



Proposed Ground Floor Plan
scale 1:100



Proposed First Floor Plan
scale 1:100



Proposed Second Floor Plan
scale 1:100

Plot 2 - As per Plot 1 & Handed



Stortford Road, Leaden Roding Dunmow CM6 1QX



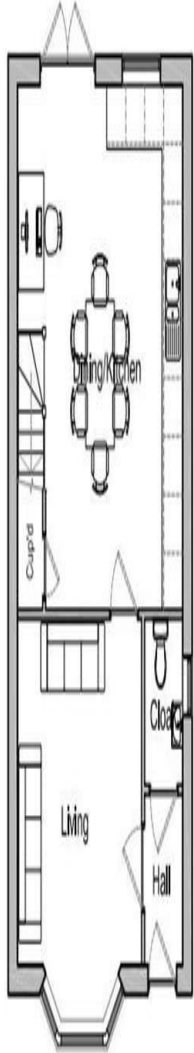
welcome to

Stortford Road, Leaden Roding Dunmow

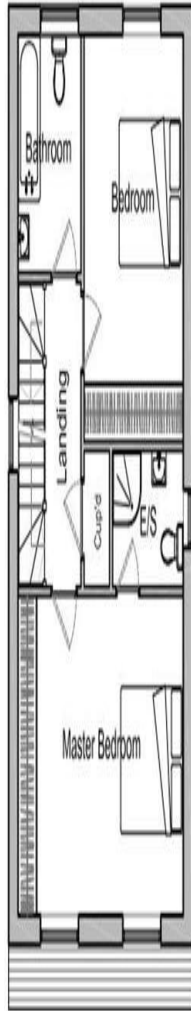
**** Site with Planning Permission for 2 Houses **** Fantastic opportunity to acquire a site with planning permission for 2 detached houses in the ever popular village of Leaden Roding, 8 miles from the county town of Chelmsford in Essex. Planning Reference: UTT/24/2779/FUL

Auctioneer's Comments

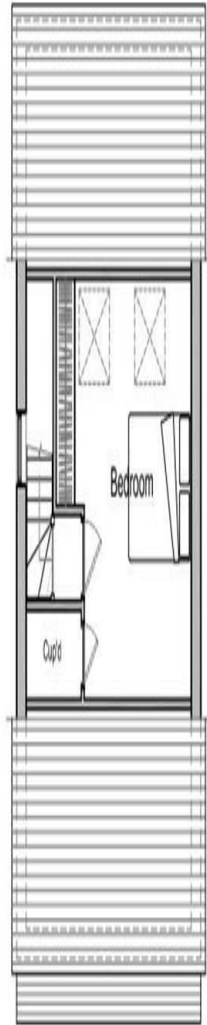
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.



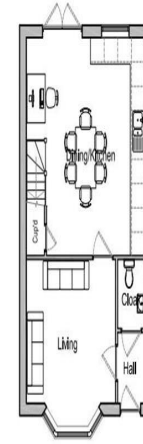
Proposed Ground Floor Plan
scale 1:100



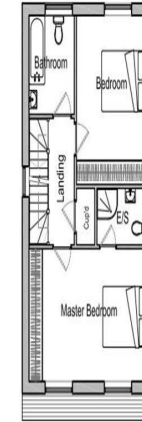
Proposed First Floor Plan
scale 1:100



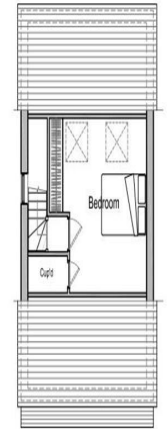
Proposed Second Floor Plan
scale 1:100



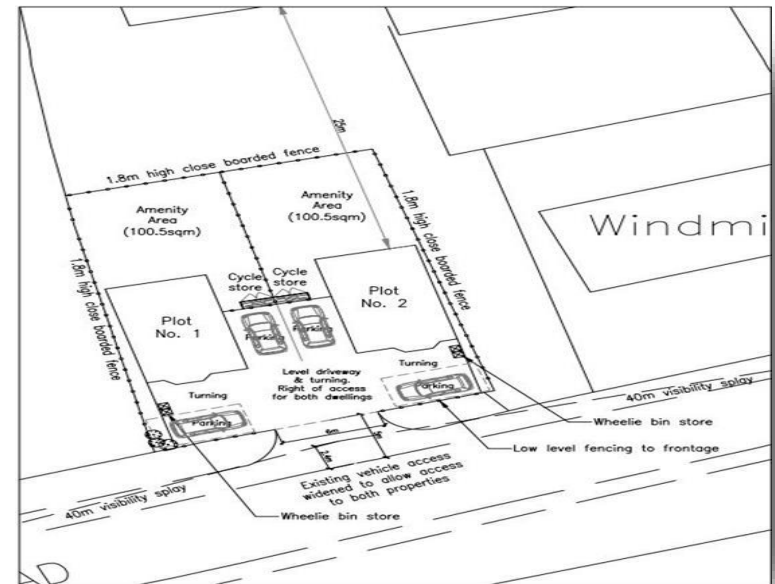
Proposed Ground Floor Plan
scale 1:100



Proposed First Floor Plan
scale 1:100



Proposed Second Floor Plan
scale 1:100



welcome to

Stortford Road,

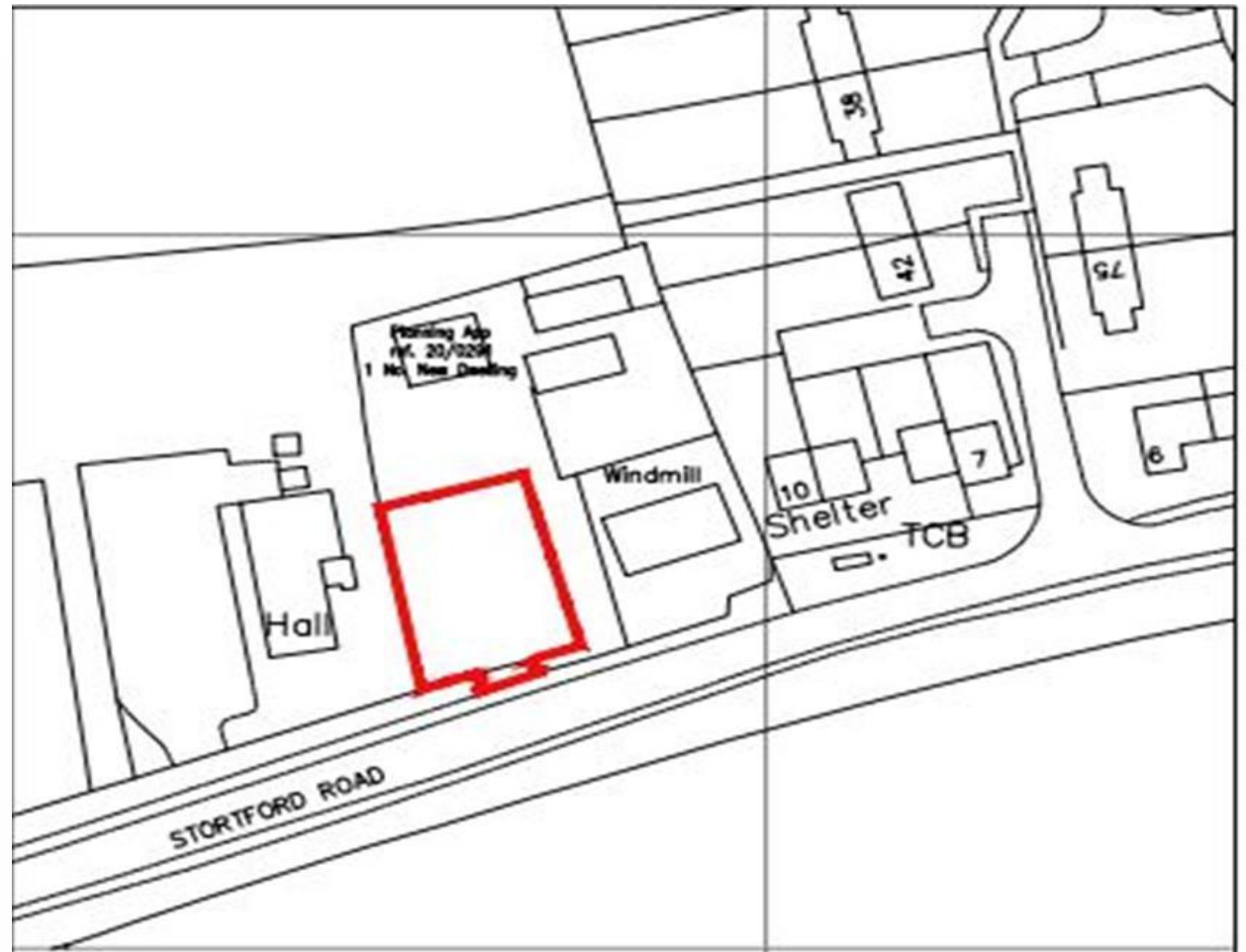
Leaden Roding Dunmow

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Planning Permission for Two Houses
- Planning Reference: UTT/24/2779/FUL

Tenure: Freehold EPC Rating: Exempt

guide price

£270,000



view this property online williamhbrown.co.uk/Property/CHE115544



Property Ref:
CHE115544 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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