

Land at The Mardens, Ifield

£160,000

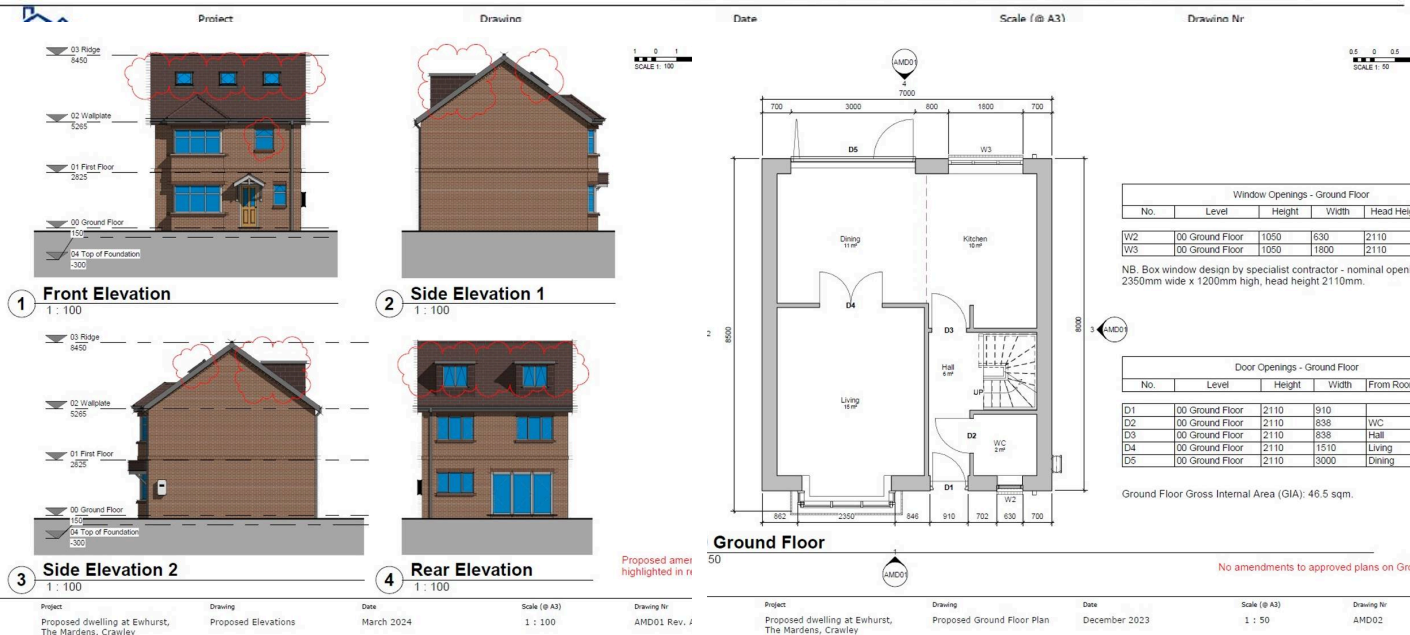
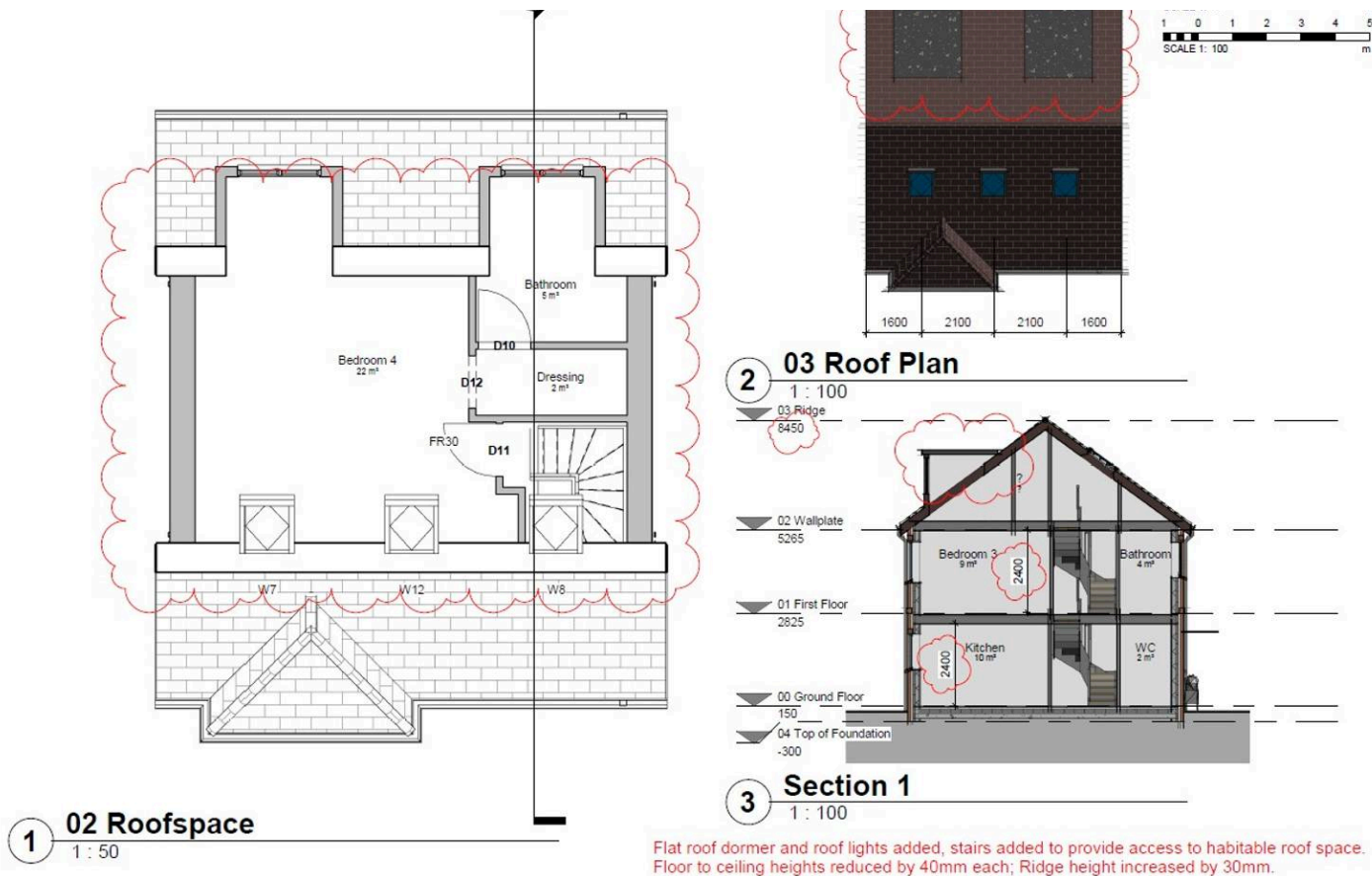
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# Land at The Mardens, Ifield

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Development plot for sale (STPP)
- Planning ref 4 bed house: CR/2024/0002/NCC
- Planning ref consented 3 bed house: CR/2021/0525/FUL
- Luxury 1292sqft detached home
- CIL obligation est. £16,870.85 (If applicable)
- S106 contribution (£tbc)

Fabulous opportunity to construct a family home. Offered pending approval for a four bedroom 120m<sup>2</sup> – 1292sqft detached house with driveway parking for two vehicles to front, and views across open playing fields to rear – decision expected May 2024. Current consent to construct a three bedroom detached family home extending to 93m<sup>2</sup> – 1,001 sqft



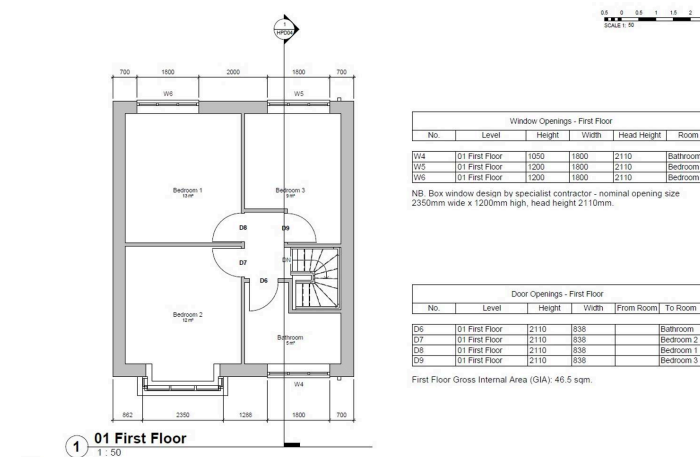
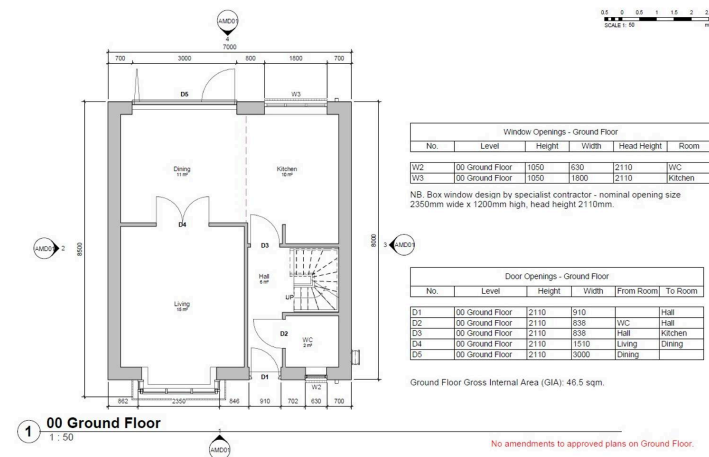


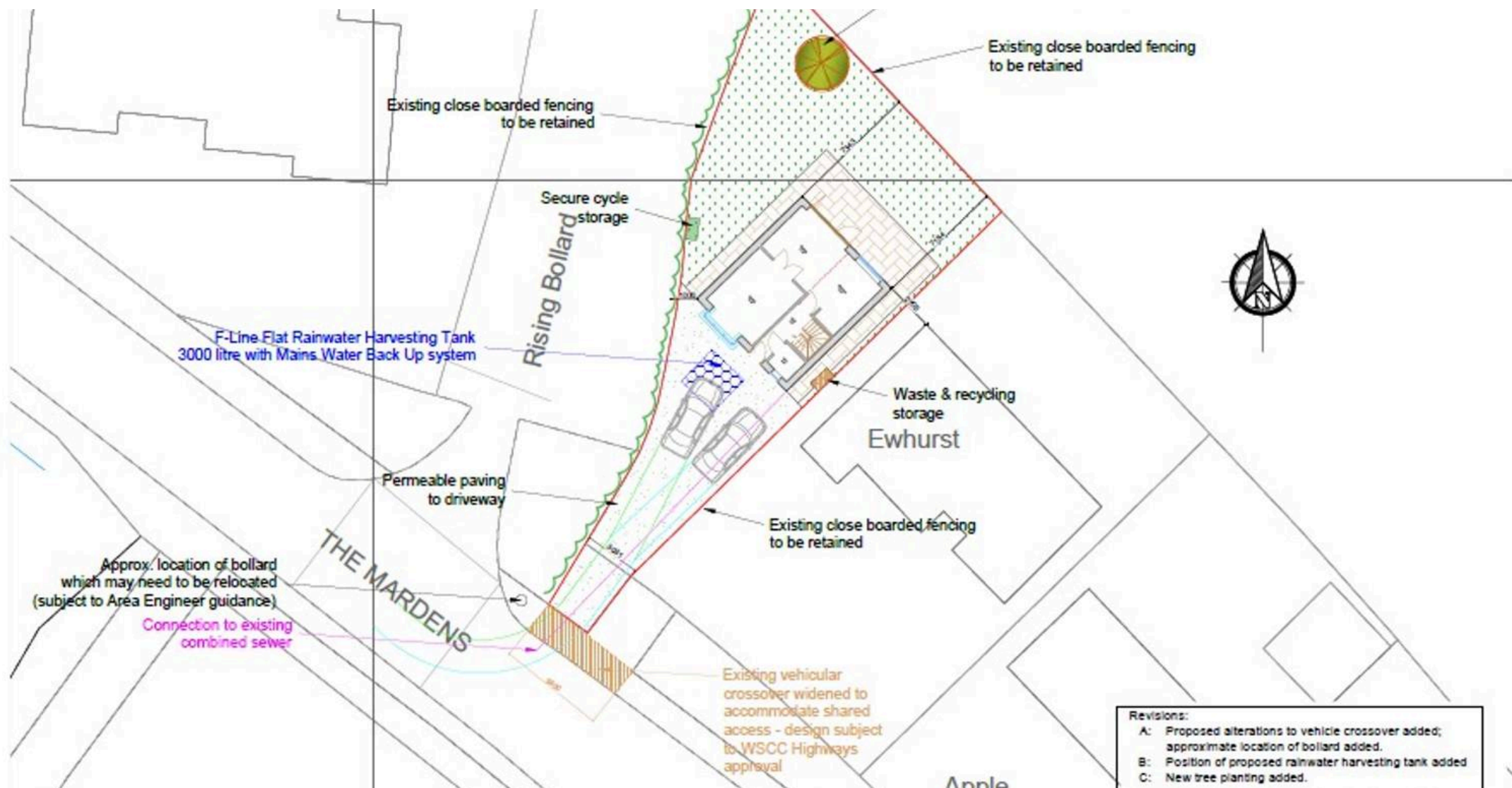


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## Auctioneer Comments

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.





## Mansell McTaggart Crawley

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