



Post Office Lane
CW2 5QD
By Auction £333,000



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STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £333,000 plus reservation fee.

The planning application number is 23/00135/FUL.

The draining plan fees, structural calculation fees and plans have all been paid for so there are no additional cost with these.

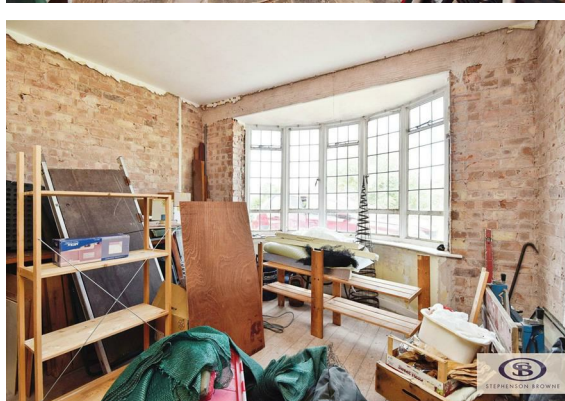
What a superb investment opportunity allowing you to extend and build your forever home, a place where memories can be made and treasured, not just four walls and a roof! Planning permission has been granted for a double extension to enable you to make this a four bed detached home with feature oak porch and en-suite facility, a truly exceptional home when completed. PLEASE NOTE FULL PLANNING PERMISSION HAS BEEN GRANTED, this project is ready to go, you just need a builder!

Welcome to this charming bungalow located on Post Office Lane in the picturesque village of Balterley. This delightful property mainly brought back to brick and has undergone some initial renovations, it currently boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. There are two bedrooms where you'll have the perfect retreat to unwind after a long day, however each room could be utilised to suit your own individual needs.

The property currently features one bathroom, offering convenience and comfort for your daily routines. The layout of this bungalow is ideal for those seeking a cosy and manageable living space without compromising on style whilst also giving you the ability to extend it to expand with the needs of your growing family.

Nestled in the heart of Balterley, you'll enjoy the tranquility of village life while still being within easy reach of local amenities.

Imagine starting your day with a peaceful stroll through the charming streets or enjoying a cup of tea in your stunning garden. Don't miss the opportunity to make this bungalow your new home sweet home. Contact us today to arrange a viewing and discover the endless possibilities here.



Auctioneer's 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. This additional time allows buyers to proceed with mortgage finance.

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 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 £300.00 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.

Planning Permission Granted

The planning application number is 23/00135/FUL. To convert to a four bed detached with en-suite facility (see plans for further details).



Proposed Plans Available On Request

Speak to the auction house or the office regarding any additional information.

Entrance Hall

Spacious and inviting.

Lounge

Please note most of the internal wall have been brought back to brick throughout the property. Stunning fire surround with open fire. Bay window.

Dining Room

Wall back to brick. Bay window.

Conservatory

Great size with views over the extensive garden.

Kitchen

Walls back to brick. Bright and airy. Spacious, ample room for a table and chairs. Double doors opening into conservatory.

Bedroom One

Good size double.

Bedroom Two/Utility

Good size multi functional room.

Bathroom

Walls back to brick, toilet and sink.

Detached Garage

Located to the side of the property.

Extensive Gardens

Lovely location with views over farmland, extensive gardens which envelop the property. A gardeners dream, a blank canvass.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

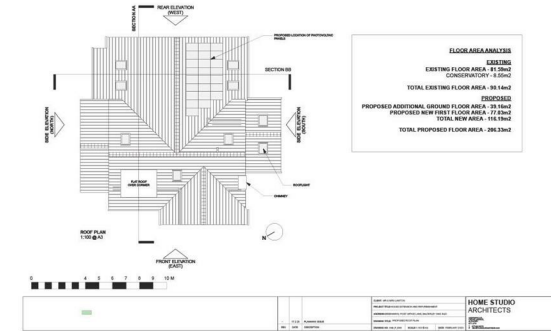
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

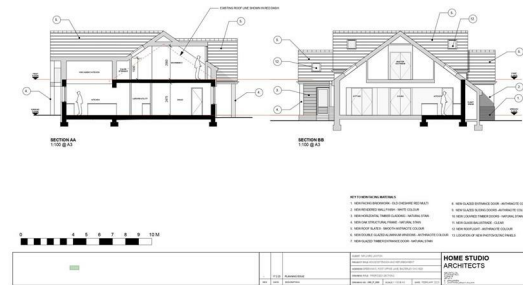
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PROPOSED FLOOR PLANS



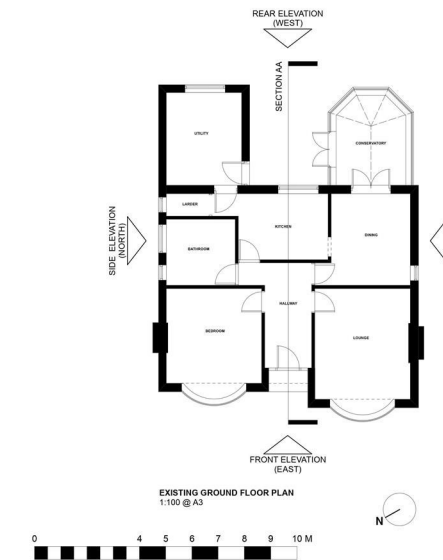
PROPOSED SECTIONS



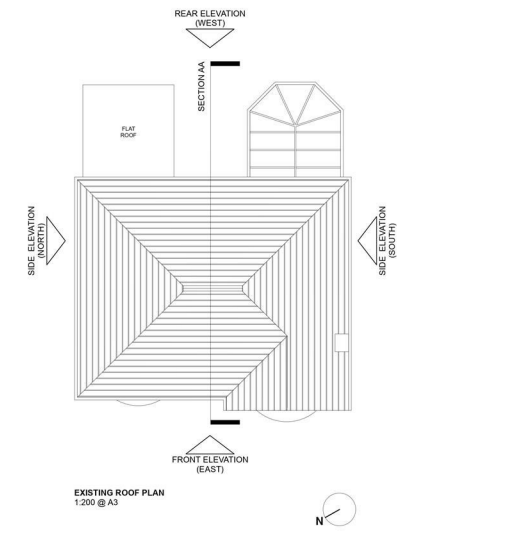
PROPOSED FLOOR PLANS



EXISTING FLOOR PLANS

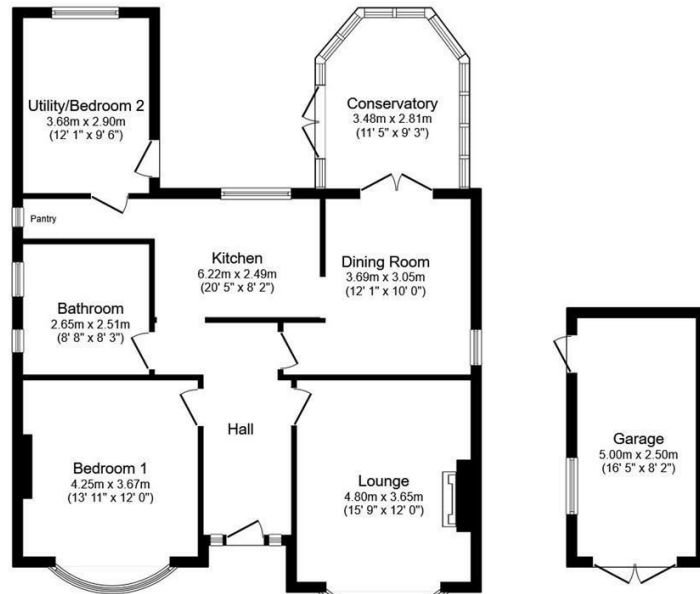


FLOOR AREA ANALYSIS
 EXISTING FLOOR AREA - 81.59m²
 CONSERVATORY - 8.55m²
 TOTAL EXISTING FLOOR AREA - 90.14m²



<p>0 1 2 3 4 5 6 7 8 9 10 M</p>		<p>HOME STUDIO ARCHITECTS</p>	
<p>DATE: 17.2.20 DESCRIPTION: PLANNING ISSUE</p>	<p>CLIENT: J.P. & M. LANTON PROJECT TITLE: HOUSE REMODELING ADDRESS: WINDMILL, POSEY OFFICE LANE, BRIDGELYDENE, OXFORD DRAWING TITLE: EXISTING FLOOR PLANS DRAWING NO: 040-P-003 SCALE: 1:100 @ A3 DATE: FEBRUARY 2020</p>	<p>HOME STUDIO ARCHITECTS 100, WINDMILL, POSEY OFFICE LANE, BRIDGELYDENE, OXFORD TEL: 01865 850000 WWW.HOMESTUDIOARCHITECTS.CO.UK</p>	

Floor Plan



Floor Plan

Floor area 93.4 m² (1,005 sq.ft.) approx

Garage

Floor area 12.5 m² (135 sq.ft.) approx

Total floor area 105.9 m² (1,140 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) 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 statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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