



The Spittal
Castle Donington Derby

The Spittal Castle Donington Derby DE74 2NQ

for sale guide price
£200,000



Property Description

This is a rare and exciting opportunity for a self-build project or builder to create a stunning 5-bedroom house (one including a balcony) with 5 ensuites, a cinema room, a large open plan kitchen/living area, a double garage with bike/bin store and its own private wooded area.

The accommodation is to be arranged over three storeys, with the lower ground floor holding an entrance hall, cloak room, double bedroom with ensuite and large media/cinema room.

To the upper ground floor level there will be a dual aspect living room with bi-fold doors out to a terrace, a generous, open plan kitchen diner with bi-fold doors out to the patio area, a utility room and cloakroom W/C off the kitchen and a double bedroom with ensuite shower room. This double bedroom at ground floor level could also be used as a second reception room should an incoming buyer wish to do so.

There will be three bedrooms at the first-floor level, all of which benefit ensuite shower rooms, with one of the bedrooms also enjoying a balcony overlooking the woodland to the north elevation.

Auctioneer's Comments

This land 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.



Perspective View



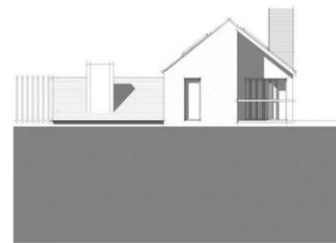
West Elevation

Outside

An integral double garage sits to the west elevation which is also accessible via the entrance hall. A bin / bike store adjoins the garage and off street parking is also provided. The plans for the generous, west facing garden show a terrace off the living room with a lawned area with retaining wall to separate the bedding planters leading to a parcel of woodland to the north boundary. A further patio off the kitchen diner is located to the east side of the building.

Planning

Full planning permission (reference 17/00194/FUL) was granted in 2017 by North West Leicestershire District Council for the construction of one detached dwelling. Details of the application can be obtained from North West Leicestershire District Council planning portal.



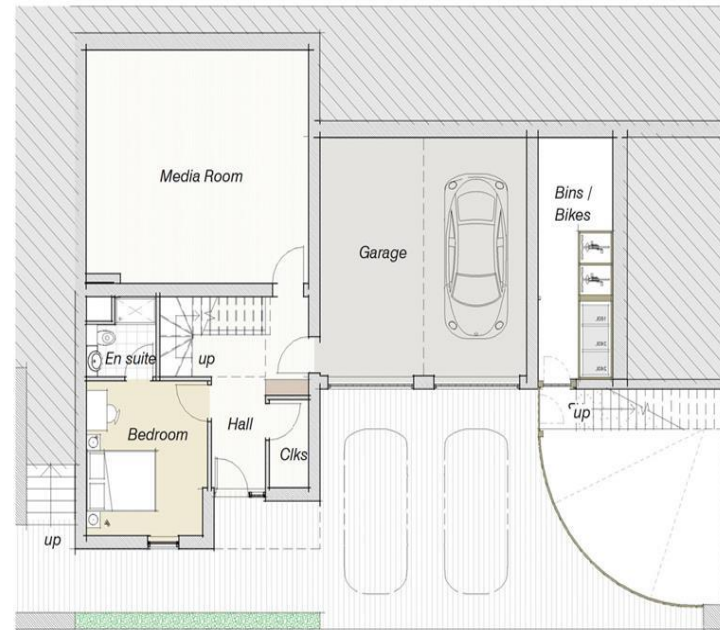
South Elevation



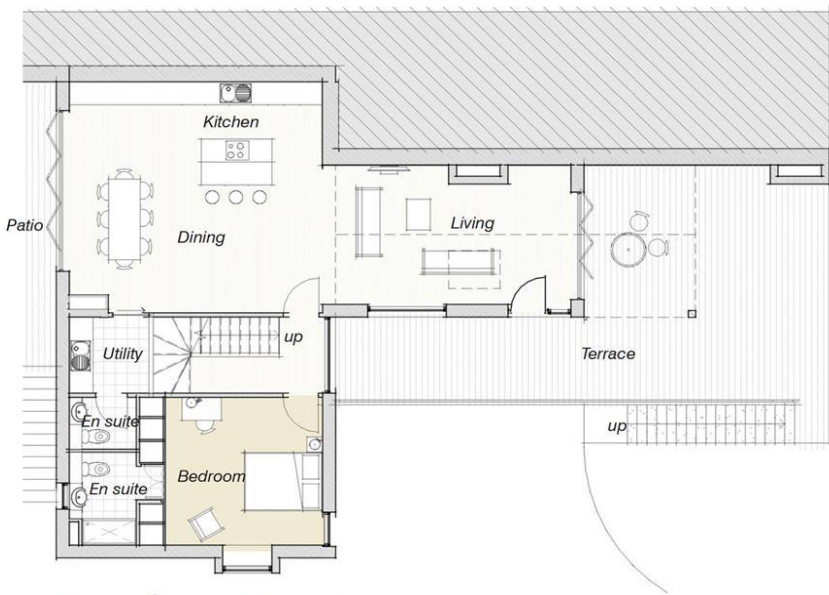
North Elevation



East Elevation



Lower Ground Floor Plan



Upper Ground Floor Plan



First Floor Plan





To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Tenure:Freehold

EPC Rating: Exempt

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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.

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