



TENTERS' BUTTS,
GREEN LANE IVINGHOE BUCKINGHAMSHIRE LU7 9ES

TENTERS' BUTTS, GREEN LANE, Ivinghoe, LU7 9ES

£450,000 FREEHOLD (subject to undisclosed reserve price. Buyers fees apply)

sale by modern method of auction (T&C's apply)

A truly unique opportunity to build your dream home, subject to planning etc. 0.64 acre plot, parking and stunning views towards Pitstone Windmill

Stunning tucked away village location

Glorious picturesque views

Detached timber garage

Close to school and local amenities

Detached bungalow and outbuildings

0.64 acre plot

Sitting on over half an acre of gardens and adjoining farmland with views (some hedge trimming required) of The National Trust's Pitstone Windmill, this bungalow, of solid block construction with timber cladding and tin roof, offers excellent scope to re-build as your dream home (subject to planning and regulations etc). The property has mains gas and electric services connected. However, water is provided from a private well (the adjoining properties are connected to mains water supply).

There are a couple of near derelict brick outbuildings and a stream running through the plot. There is a large detached timber garage at the front of the plot.

Ivinghoe is a highly sought after Buckinghamshire village with a welcoming atmosphere, plenty of character and a great sense of community. Green Lane is a private road in the very heart of the village just along the road from amenities such as the tearoom, pharmacy, 13th century Church of St Mary, Rose & Crown pub and the village green which hosts various events throughout the year. Ivinghoe is surrounded by glorious countryside including Ivinghoe Beacon and Pitstone Windmill providing endless walks. There is a primary school within walking distance and the village falls within catchment for the Aylesbury Grammar Schools.

The market towns of Tring and Leighton Buzzard are three or four miles away and have train stations to London Euston.



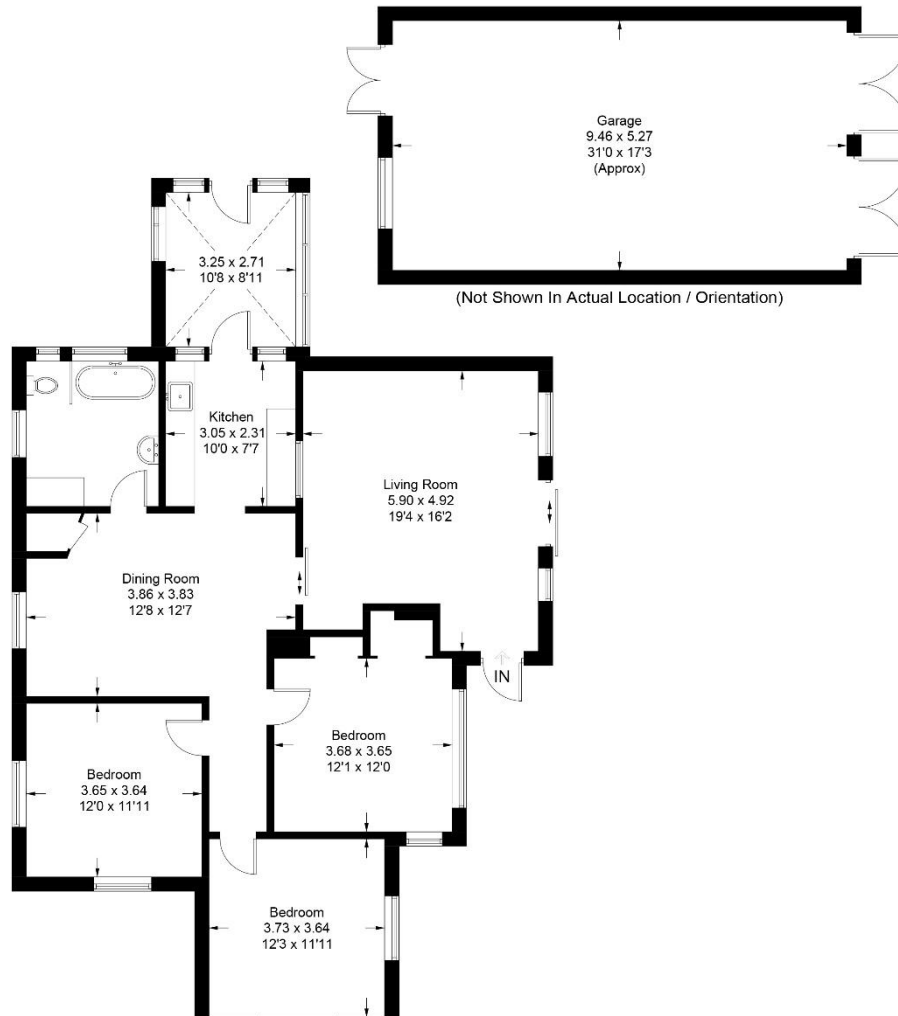


Tenterbutts

Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft

Garage = 50.5 sq m / 543 sq ft

Total = 176.0 sq m / 1894 sq ft



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.

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EPC rating – F Council Tax Band - E

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