

The Bungalow Longhedge Lane
Anslow Burton-On-Trent

burchell edwards

The Bungalow Longhedge Lane
Anslow Burton-On-Trent DE13 9QR

for sale guide price
£225,000







Property Description

Occupying a substantial plot approaching one acre, this three-bedroom detached dwelling is situated in the highly desirable rural village of Anslow and presents a rare opportunity for purchasers seeking a property with significant future potential.

Constructed using non-standard construction, the property offers spacious accommodation and enjoys a secluded setting with extensive grounds surrounding the dwelling. The generous plot provides excellent scope for a variety of uses and may offer development potential, subject to obtaining the necessary planning consents.

Located in a peaceful countryside setting whilst remaining conveniently positioned for access to Burton-on-Trent and surrounding amenities, this unique property is ideally suited to developers, investors, or those looking to create a bespoke family home within an exceptional plot.

Early viewing is highly recommended to appreciate the size of the plot and the opportunities on offer.

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.

Land Plot

Thought to be less than an acre without official measurements being take. The plot occupies an attractive location on Longhedge lane surrounded by rural views and offers a selection of outbuildings including stables and other purpose built storage structures.

Large Single Storey Dwelling

Thought to be of timber frame construction with two bedrooms, one reception room, kitchen and bathroom. The property has no functional heating and is considered to be unmortgageable.

Garage

Up and over doors and a SG window.

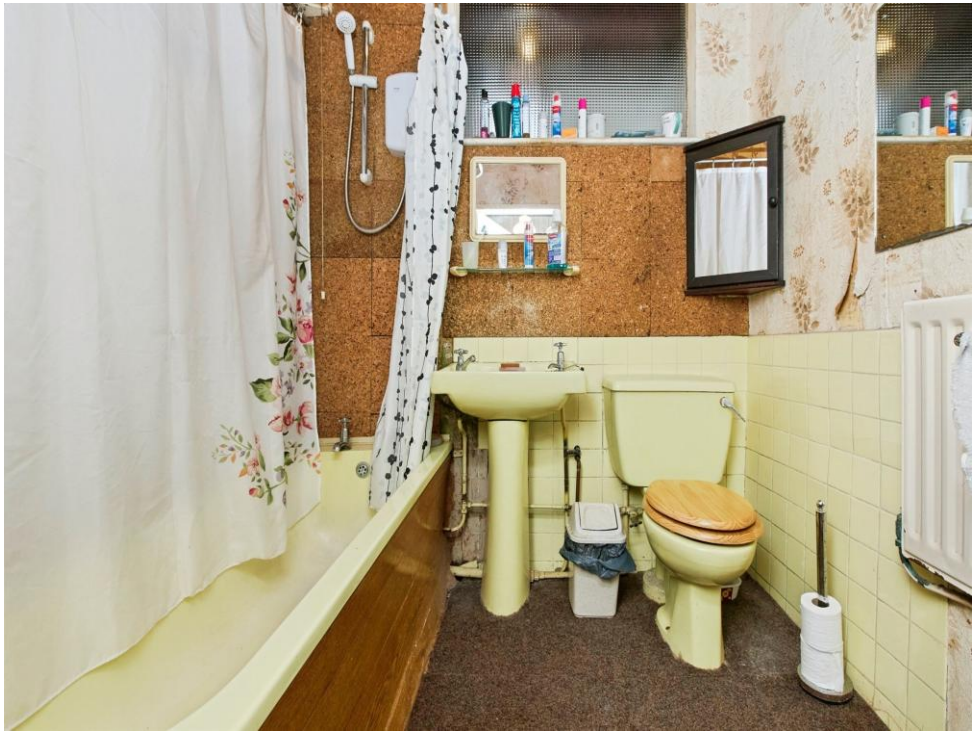






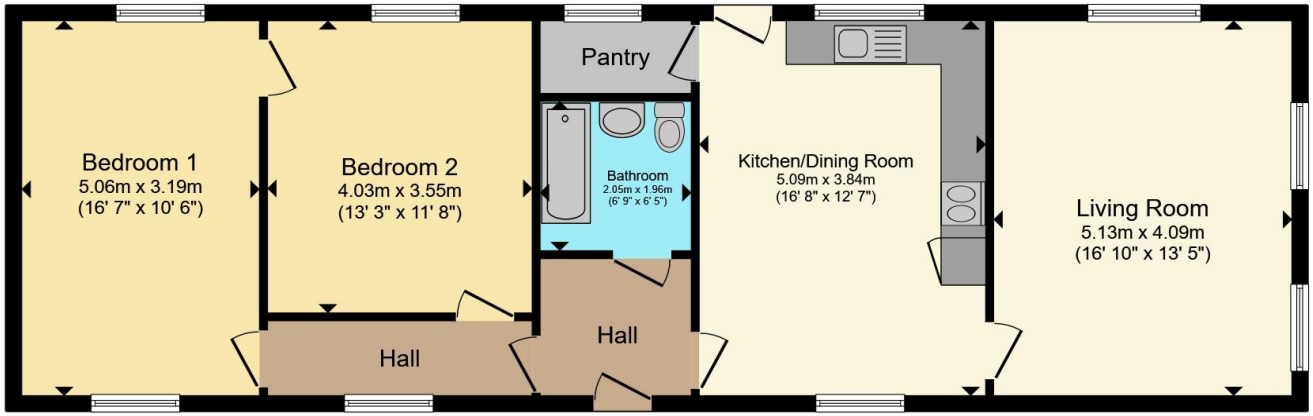












Total floor area 87.3 m² (939 sq.ft.) approx

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.propertybox.io

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To view this property please contact Burchell Edwards on

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Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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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