

FOR SALE

Land to the Rear of, 89 Beveley Road, Oakengates, Telford, TF2 6SD



FOR SALE

Auction Guide Price £2,500

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For Sale by Modern Method of Auction. Guide Price £2500 plus reservation fee.  
A parcel of land situated within an established residential area, surrounded by neighbouring properties.



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**Telford Sales**  
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- Situated in Beveley
- Established Residential Area
- Japanese Knotweed Present
- Viewing by Appointment Only

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#### DESCRIPTION

A parcel of land situated within an established residential area, surrounded by neighbouring properties and offered for sale by the Modern Method of Auction.

The land is accessible on foot only and presents an opportunity for purchasers seeking amenity land or ancillary space, such as storage or similar uses, subject to any necessary consents and agreements. The site may appeal to local residents or investors looking for land with non-developmental potential.

#### IMPORTANT NOTICE

Prospective purchasers are advised that the land is known to be affected by Japanese Knotweed. Buyers must rely on their own inspections, enquiries, and professional advice regarding the extent of the infestation, any treatment or management requirements, and the potential implications for use, value, or future saleability. The seller provides no warranties or assurances in this regard.

It should be noted that development of any kind is considered highly unlikely, and no representations are made as to planning permission or future development potential. All interested parties are strongly encouraged to make their own enquiries with the local planning authority prior to bidding.

The property is sold subject to all existing rights, covenants, restrictions, and easements, whether referred to or not.

#### LOCATION

Situated within the established residential area of Beveley, the land lies a short distance from Oakengates, which offers a range of local neighbourhood shopping facilities. The area benefits from good road connections and regular bus services, providing convenient access to the wider Telford area, including the comprehensive shopping and leisure amenities available at Telford Town Centre.

#### AUCTION TERMS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

