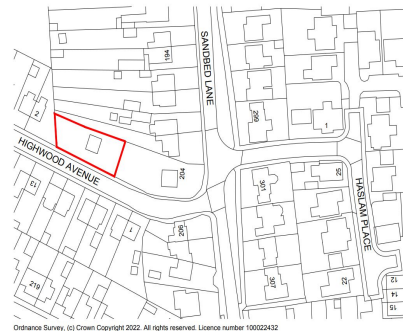
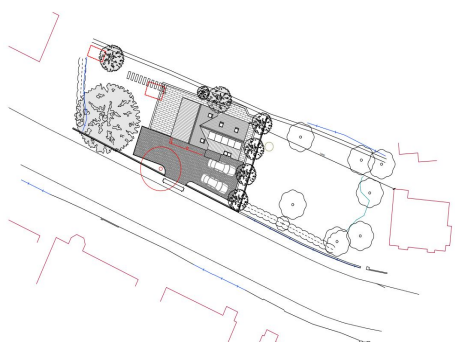




Land Behind 204 Sandbed Lane
Belper

Land Behind 204 Sandbed Lane Belper DE56 0SN

for sale guide price
£50,000



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Property Description

Local Authority: Amber Valley Borough Council

Planning Application Ref: AVA/2022/1119

An exciting opportunity to acquire a plot of land in a highly sought-after location, with outline planning permission granted for a detached family home complete with parking. Perfectly positioned in a popular area, this site offers fantastic potential for developers or self-build enthusiasts looking to create a bespoke residence. The land is being sold via the modern method of auction, providing a transparent and accessible route to purchase—early interest is expected, so prompt enquiries are recommended.

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.

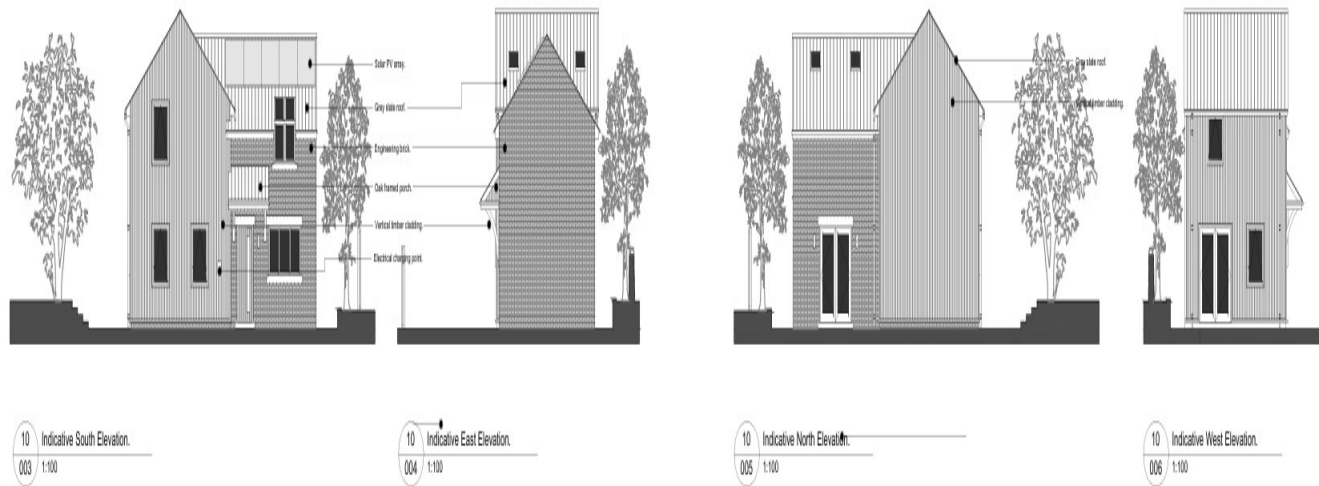
The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Planning Details

Local Authority: Amber Valley Borough Council

Planning Application Ref: AVA/2022/1119





To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

EPC Rating: Exempt
 Council Tax Band: Deleted

view this property online hallandbenson.co.uk/Property/BPR102249



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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Property Ref: BPR102249 - 0007