



Land Adjacent Haddon Close
Ambergate Belper





Property Description

Burchell Edwards are delighted to bring to the market a fantastic opportunity to acquire a plot of land having full planning permission for a three bedroom detached dwelling and is positioned in a popular village location having open aspect views to the rear. For further information please contact Burchell Edwards.

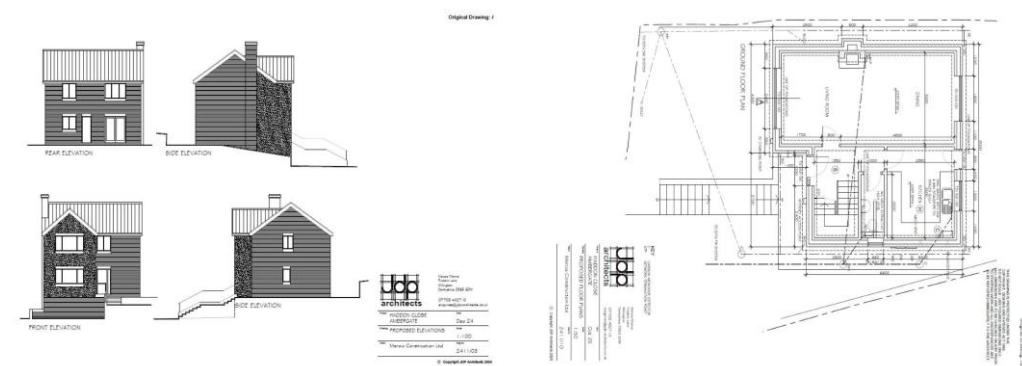
Auctioneer's Comments

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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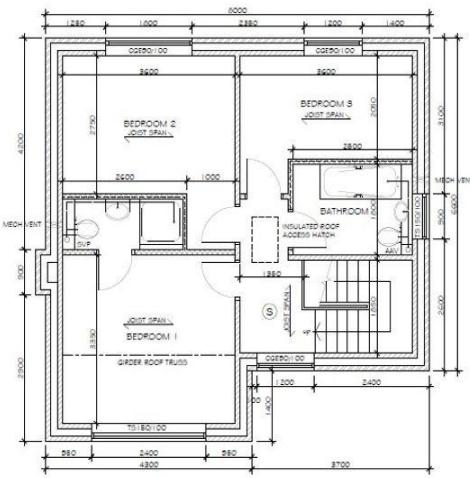
GENERAL NOTE:
BEFORE COMMENCEMENT OF WORK, THE POSITION
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ARE TO BE ASDEPARED AND ANY PROTECTIVE OR
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OPERATIONS.

THIS DRAWING IS PREPARED TO COMPLY WITH THE
CURRENT BUILDING REGULATIONS AND IS TO BE READ
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DRAWINGS, CALCULATIONS AND DETAILS WHERE
APPROPRIATE. ALL MATTER, TIME AND WORKMANSHIP
ARE TO BE USED IN THE FEELING OF THE
REGULATIONS, BRITISH STANDARDS AND CODES OF
PRACTICE.

ALL TAILED ARE TO BE DOUBLE VACUUM PRESURE
IMPERMEATED WITH PROOF PRESSURE OF 20 BAR
APPROVED PRESERVERIVE, WITH ALL SITE CUT ENDS
AND SPLICES ETC TO BE TREATED IN THE PROOF CUT
END PRESERVERIVE USUALLY APPLIED BY BRUSH.

IMPORTANT NOTE:
IF ANY OF THE WORK INVOLVED ANY OF THE FOLLOWING
WORK, OR A PARTITION WALL SHARED WITH ANOTHER
PROPERTY, BUILDING ON THE BOUNDARY WITH A
NEIGHBOUR, OR A PARTITION WALL SHARED WITH A
NEIGHBOUR, THEN THE WORK
MAY FAIL WITHIN THE SCOPE OF THE PARTY WALL ACT
1996.

THE ABOVE ARE ONLY GENERAL EXAMPLES AND
FURTHER PROFESSIONAL ADVICE MUST BE SOUGHT
TO BE CLEAR WHETHER OR NOT THE WORK COULD
WITHIN THE SCOPE OF THE ACT. IT IS THE DRAFTER'S
DUTY TO MAKE SURE THAT THE NECESSARY NOTICES ARE SERVED AND
APPROPRIATE NOTIFICATION PERIOD GIVEN (BEFORE WORK
COMMENCES).



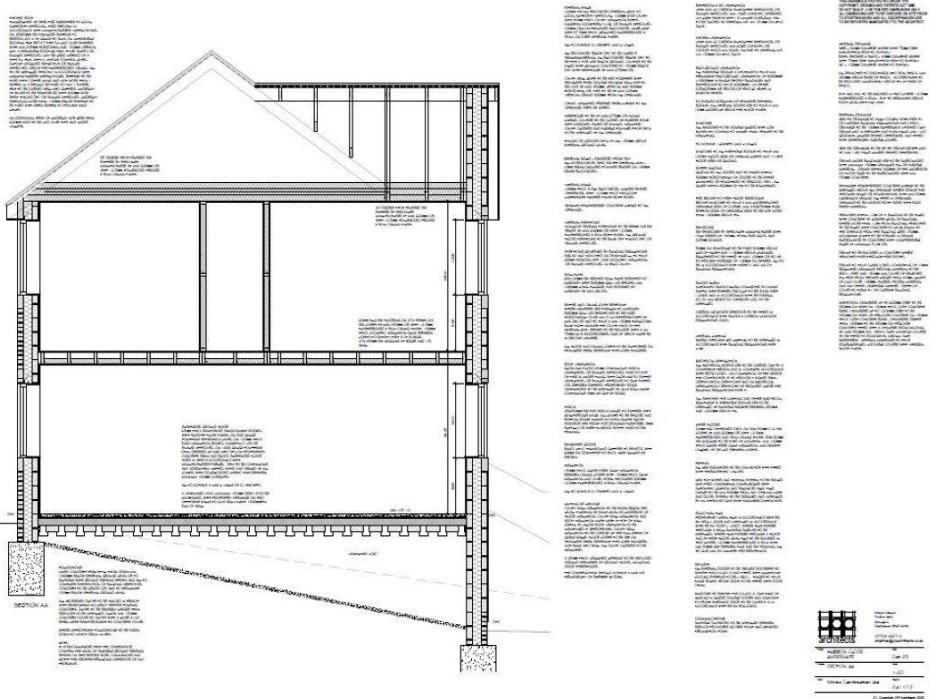
FIRST FLOOR PLAN

jdp
architects

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Proposed Floor Plans
Date: 25 Oct 2008
Scale: 1:60
Prepared by: Menlo Construction Ltd
Drawing No: 241/1/1

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To view this property please contact Burchell Edwards on

T 01773 822622
E bhelper@burchelledwards.co.uk

1-3 Bridge Street
BELPER DE56 1AY

EPC Rating:
Exempt

Tenure: Freehold

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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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BEL206865 - 0002