



Land Adjacent Haddon Close
Ambergate Belper

Land Adjacent Haddon Close Ambergate Belper DE56 2FG

for sale guide price
£105,000



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.

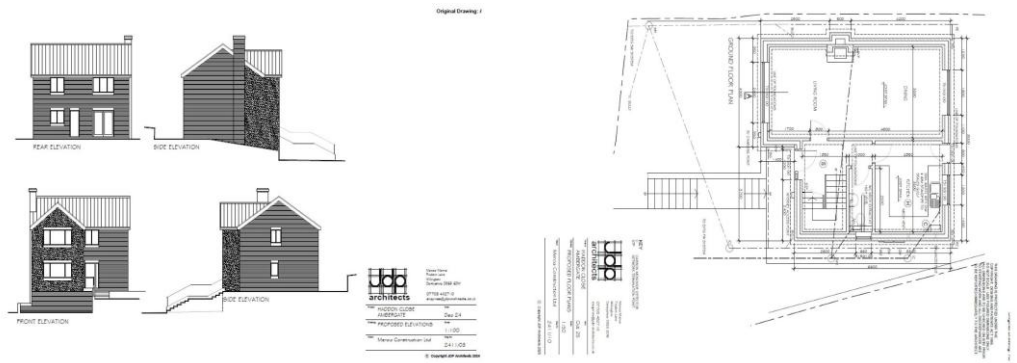
Auctioneer's Comments

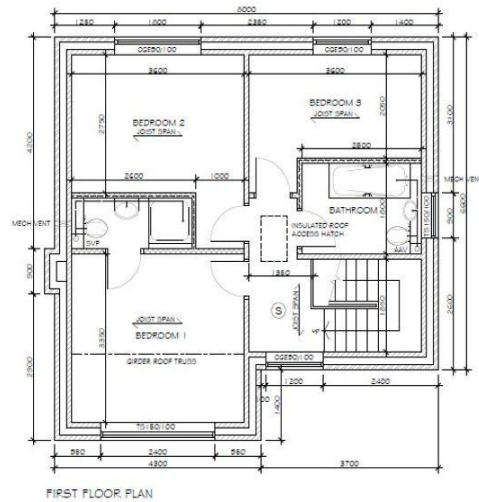
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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 POSITIONS OF ALL SERVICES, INCLUDING EXISTING DRAINAGE, ARE TO BE ASCERTAINED AND ANY PROTECTIVE OR DIVERSION WORKS ARE TO BE CARRIED OUT AS NECESSARY. ANY NECESSARY PROTECTIVE AND DIVERSION WORKS ARE TO BE CARRIED OUT TO ENSURE THE STABILITY OF THE STRUCTURE DURING BUILDING OPERATIONS.

THIS DRAWING IS PREPARED TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PRELIMINARY DRAWINGS, CALCULATIONS AND DETAILS WHERE APPROPRIATE. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH ALL RELEVANT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

ALL TIMBERS ARE TO BE DOUBLE VACUUM PRESSURE IMPREGNATED WITH PROTECTANT PRESERVATIVE, WITH ALL SITE CUT ENDS AND HOLES ETC TO BE TREATED WITH PROTECTANT PRESERVATIVE, USUALLY APPLIED BY BRUSH.

IMPORTANT NOTE:
 IF NOTICED WORK INVOLVES ANY OF THE FOLLOWING: WORK ON EXISTING WALL SHARED WITH ANOTHER PROPERTY, BUILDING ON THE BOUNDARY WITH A NEIGHBOURING PROPERTY OR EXCAVATION WORKS NEAR A NEIGHBOURING BUILDING THEN THE WORKS MAY FALL WITHIN THE SCOPE OF THE PARTY WALL ETC ACT 1994.

THE ABOVE ARE ONLY GUIDANCE EXAMPLES AND FURTHER PROFESSIONAL ADVICE MUST BE SOUGHT TO BE CLEAR WHETHER OR NOT THE WORK COULD BE WITHIN THE PROVISIONS OF THE ACT. IT IS IMPORTANT THAT THE NECESSARY NOTICES ARE SERVED AND APPROPRIATE NOTICE PERIOD GIVEN BEFORE WORK COMMENCES.

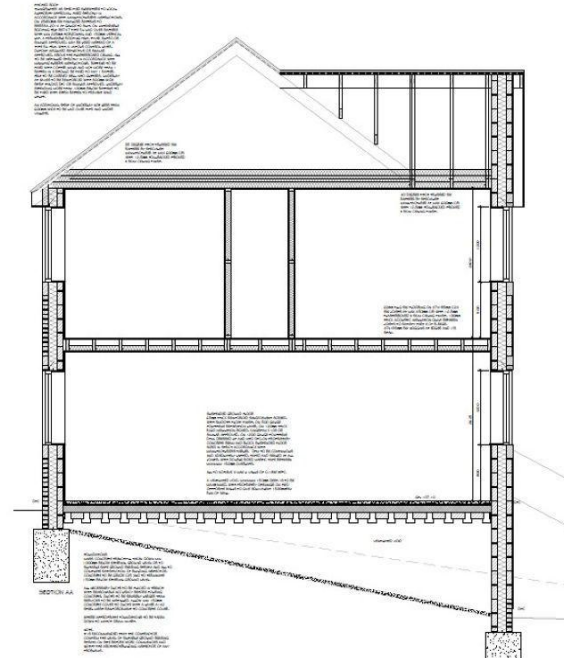


James James
 Architects
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 enquiries@jjparchitects.co.uk

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| Client | HADDON CLOSE AMBERGATE | Date | Oct 25 |
| Project | PROPOSED FLOOR PLANS | Scale | 1:50 |
| Site | Manus Construction Ltd | Sheet | 24 1 / 1 |

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| <p>Notes:</p> <p>1. All dimensions are in millimetres unless otherwise stated.</p> <p>2. All work is to be carried out in accordance with the Building Regulations 2010.</p> <p>3. All materials are to be of a quality and standard suitable for the intended use.</p> <p>4. All work is to be carried out in a neat and professional manner.</p> <p>5. All work is to be completed within the agreed programme of works.</p> <p>6. All work is to be carried out in accordance with the relevant British Standards.</p> <p>7. All work is to be carried out in accordance with the relevant Codes of Practice.</p> <p>8. All work is to be carried out in accordance with the relevant Health and Safety legislation.</p> <p>9. All work is to be carried out in accordance with the relevant Environmental legislation.</p> <p>10. All work is to be carried out in accordance with the relevant Planning legislation.</p> <p>11. All work is to be carried out in accordance with the relevant Building Control legislation.</p> <p>12. All work is to be carried out in accordance with the relevant Fire Safety legislation.</p> <p>13. All work is to be carried out in accordance with the relevant Access to Neighbourhood Act 2019.</p> <p>14. All work is to be carried out in accordance with the relevant Party Wall Act 1994.</p> <p>15. All work is to be carried out in accordance with the relevant Land Drainage Act 1961.</p> <p>16. All work is to be carried out in accordance with the relevant Highways Act 1980.</p> <p>17. All work is to be carried out in accordance with the relevant Wildlife and Countryside Act 1981.</p> <p>18. All work is to be carried out in accordance with the relevant Ancient Monuments and Archaeological Areas Act 1980.</p> <p>19. All work is to be carried out in accordance with the relevant Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>20. All work is to be carried out in accordance with the relevant Planning (Hazardous Substances) Act 1996.</p> <p>21. All work is to be carried out in accordance with the relevant Planning (Compulsory Purchase) Act 1961.</p> <p>22. All work is to be carried out in accordance with the relevant Planning (Compulsory Purchase) Act 1961.</p> <p>23. All work is to be carried out in accordance with the relevant Planning (Compulsory Purchase) Act 1961.</p> <p>24. All work is to be carried out in accordance with the relevant Planning (Compulsory Purchase) Act 1961.</p> <p>25. All work is to be carried out in accordance with the relevant Planning (Compulsory Purchase) Act 1961.</p> <p>26. All work is to be carried out in accordance with the relevant Planning (Compulsory Purchase) Act 1961.</p> <p>27. All work is to be carried out in accordance with the relevant Planning (Compulsory Purchase) Act 1961.</p> <p>28. 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To view this property please contact Burchell Edwards on

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1-3 Bridge Street
BELPER DE56 1AY

EPC Rating:
Exempt

Tenure: Freehold

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