



FOR SALE BY ONLINE AUCTION  
Land off Wisteria Way, Nuneaton, CV10 7SS

HOWKINS &  
HARRISON

# Land off Wisteria Way, Nuneaton, CV10 7SS

An interesting opportunity to acquire a parcel of land extending to approximately 0.07 acres or thereabouts.

## Features

- Direct road access
- Freehold with vacant possession upon completion
- For sale by online auction

## Distances

- Nuneaton: 3 miles
- Coventry: 7 miles
- Hinckley: 8 miles
- Birmingham: 23 miles

## Location

The land is located off Wisteria Way which is a residential area approximately 3 miles to the southwest of Nuneaton town centre.

Nuneaton offers a range of retail, leisure and everyday amenities. Additionally, Coventry City Centre is approximately 7 miles to the south and Hinckley is approximately 8 miles to the northeast.

The land is well located providing convenient access to major transport networks such as the A5 which is approximately 6.5 miles to the north and the M6 Junction 3 which is approximately 4 miles to the south. Nuneaton railway station is approximately 3.5 miles to the north, providing services to London Euston in 1 hour.





## Description

The land extends to approximately 0.07 acres of trees and shrubbery, accessed via Wisteria Way.

Please note that the land is not fenced.

## Services

There are no services connected to the property, however it is believed there may be connections close by. Purchasers should make their own enquiries regarding connectivity.

## Tenure & Possession

Freehold with vacant possession upon completion.

## Method of Sale

The land will be sold via online auction.



## Local Authority

Nuneaton & Bedworth Borough Council

<https://www.nuneatonandbedworth.gov.uk/>

T: 024763 76376

## Auction Terms

The property is for sale by online auction. All details, terms and conditions and the contract pack are available on our website.

Contract pack – The contract pack is available via the 'Online Auction' pages of our website.

Online Auction Access - Please visit the Howkins & Harrison website ([howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)), click 'Auctions' in the main heading menu then 'Online Auctions'.

To bid - click 'Register' and verify your email address.

The purchaser of this property will be subject to the following payments upon exchange:

£4,800 (incl. VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Buyers Premium: £2,400 (incl. VAT)
- Auction Platform Fee: £2,400 (incl. VAT)

The purchaser is required to pay the full 10% deposit of the purchase price directly to their solicitor by 12 noon the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees of £163.05
- Administration fee of £420 plus VAT

Full terms and conditions for the online auction are available on our website.



## Solicitor's Details

Hugh Thomas,  
Askews Legal LLP  
5-6 The Quadrant,  
Coventry, CV21 2EL

Tel: 02476 231000 Email: hthomas@askewslegal.co.uk

## Easements, Wayleaves & Rights of Way

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not. As far as we are aware, there are no public or private rights of way crossing the land.

## Viewing

By appointment only. Please contact Daisy Carroll at the Atherstone office on 01827 721380.

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only.

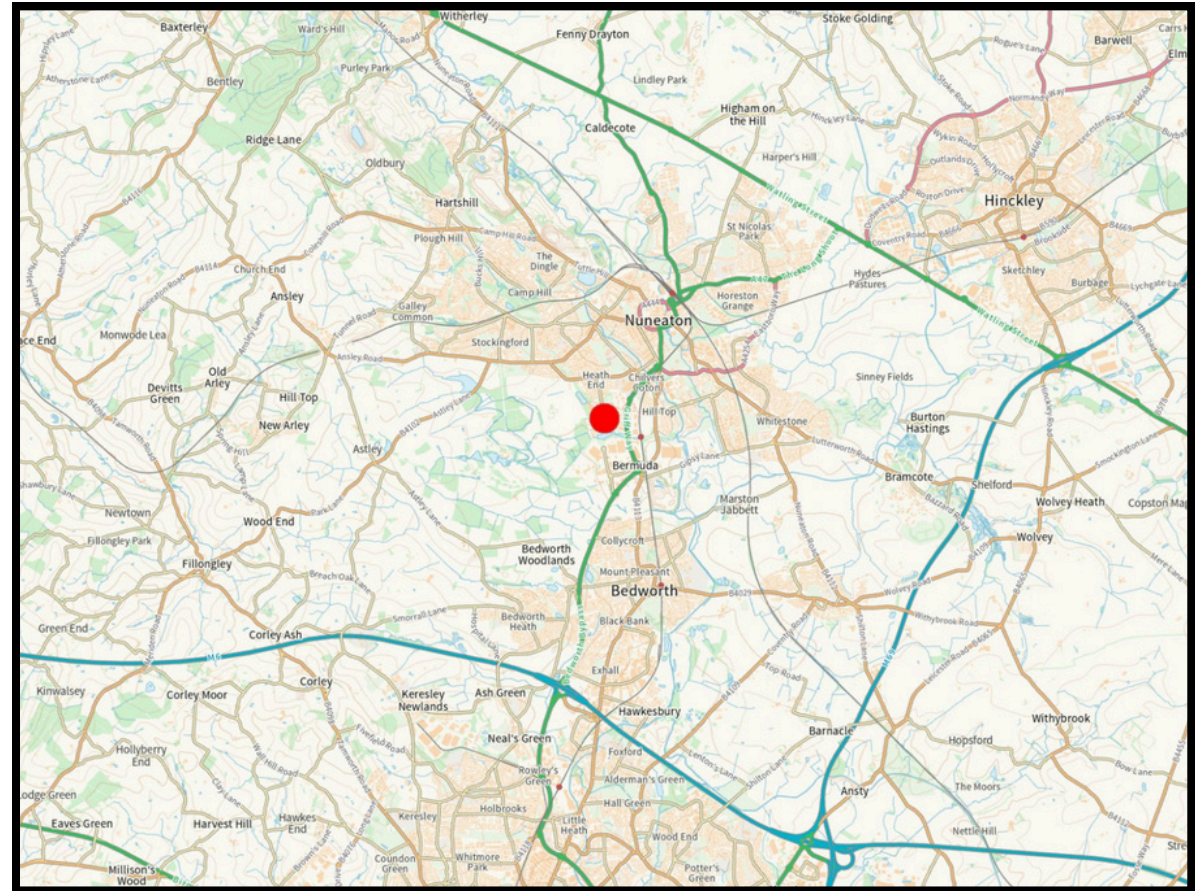
## Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

## What3Words

///glory.paying.rush



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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