Nottingham Road
RIPLEY

burchell edwards

Nottingham Road
RIPLEY DE5 3AX

for sale guide price
£40,000

Property Description

This attractive parcel of land presents a rare opportunity to create a bespoke home in a convenient yet private setting, ideally positioned close to Ripley town centre. Set back from the road, the plot enjoys an added sense of privacy whilst remaining within easy reach of a wide range of local amenities including shops, supermarkets, pubs, restaurants and well-regarded schools.The plot provides convenient access to major transport links including the M1 motorway, A38 and A610, connecting easily to neighbouring towns and cities. There are also good public transport links available nearby.

Prospective purchasers should note that the planning consent includes a self-build occupancy condition. The first occupation of the dwelling must be by a person or persons who have had a primary input into the design and layout of the property and who intend to occupy the home as their principal residence for a minimum period of three years. The development must be carried out strictly in accordance with the approved plans, details and specifications contained within the planning permission.

Viewings are highly advised to fully appreciate this excellent opportunity for self-build enthusiasts. Please contact Burchell Edwards for more information!

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.

To view this property please contact Burchell Edwards on

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4 Grosvenor Road
RIPLEY DE5 3JF

EPC Rating: Exempt

Council Tax Band: Deleted

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/RIP208259

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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