Connells

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for sale

guide price **£90,000** **Freehold**

45 Whinfield Road Worcester WR3 7HF

An exciting opportunity to acquire a building plot measuring approximately 265 sqm, ideally portioned within a well established residential area. The site previously had planning permission granted for a four bedroom detached house (now lapsed), offering a strong basis for reapplication, subject tot

- Energy Rating: Exempt
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

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.

directions to this property:

From Warndon Villages office turn right onto Mill Wood Drive and continue to the roundabout. At the roundabout, take the 2nd exit onto Woodgreen Drive. Continue along Woodgreen Drive to the next roundabout. Take the 1st exit onto Shap Drive.

Follow Shap Drive to the roundabout with the A4440.At the roundabout, take the 2nd exit onto Norton Road (A4440).

Continue on A4440 (Norton Road / Crookbarrow Way) for approximately 1.5 miles.

At the next roundabout, take the 3rd exit onto the A449 (Droitwich Road) towards Worcester North. Continue straight along A449 (Droitwich Road) for around 2 miles. At the traffic lights/junction, turn right onto Northwick Road (B4204).Continue along Northwick Road, passing through the residential area.

Property Ref: WL307566-9002

Tenure:Freehold EPC Rating: Exempt

To view this property please contact Connells on

T 01905 724555

E warndonvillages@connells.co.uk

Ankerage Green

WORCESTER WR4 0DZ

Proceed onto Whinfield Road. Continue along Whinfield Road until you reach No. 45, located on the right-hand side.

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.

Connells Residential 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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