Connells

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# for sale

guide price **£120,000 Freehold**




## Land At 14 - 16 Ivyhouse Lane Bilston WV14 9JH

"A PARCEL OF LAND WITH LAPSED PLANNING APPLICATION FOR TWO DETACHED HOUSES"

Lapsed Planning Ref P08/1575

This land has the potential to build two detached properties in the popular Coseley area.




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The Property Ombudsman

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# 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.

## Main Description

Connells Wolverhampton bring to the market this parcel of land with lapsed planning for two detached property ref P08/1575 for two detached dwellings on this large and spacious plot. Records are available from the Dudley Council website.

Benefiting from being a short distance away from the popular Coseley train station offering easy access into Wolverhampton and Birmingham.

## The Location & Area

Conveniently located for the main Birmingham New Road with links to the M54 and M6 motorways including Dudley, Wolverhampton and Birmingham areas. There is a fantastic selection of local shopping and schooling nearby, as well as doctors and dentists.






To view this property please contact Connells on

**T 01902 710 170**
**E wolverhampton@connells.co.uk**

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

Property Ref: WVH332988 - 0005

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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