

SITE BOUNDARY OUTLINED IN RED.

161000m

161000m

NORTH

Freehold



Land To The Rear

Plough Road |
Yateley | GU46 7UW
Auction Guide £90,000

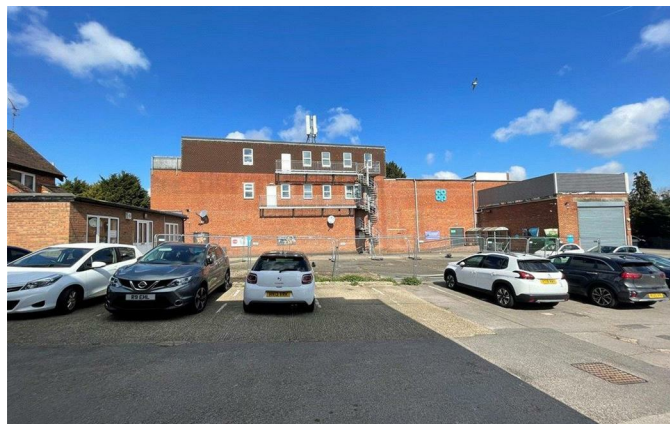
Exciting Development Opportunity | Residential Potential (STPP) | Investment or Commercial Use | Prime Yateley Location

An increasingly rare opportunity to acquire a parcel of land in the heart of Yateley, offering significant future potential. Whether you're a developer seeking your next ground-up residential project (subject to planning permission), an investor looking for secure parking income, or a business owner requiring external storage or operational space, this versatile site presents a wealth of possibilities.

- Discreet parcel of land to the rear of 27 Plough Road
- Strong potential for residential or alternative development (STP)
- Convenient access to local amenities and regional transport links
- Immediate 'exchange of contracts' available
- Located within established residential area of Yateley
- Suitable for infill / backland style development, subject to planning
- Rare opportunity for developers, investors, or self-build purchasers
- Being sold via 'Secure Sale'

The site comprises a well-positioned plot located within an established residential and commercial area of Yateley. It presents an exciting opportunity for developers, investors, or self-build purchasers looking to unlock value through a new build scheme, subject to planning consent.

The surrounding area features a mix of residential dwellings and local amenities, with





good access to transport links and nearby towns including Camberley, Fleet, and Farnborough. The site may be suitable for a range of potential uses, from a residential development, commercial or mixed-use schemes, subject to planning.

All interested parties are advised to make their own planning enquiries with Hart District Council.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000. This property will be legally prepared enabling any interested buyer to secure the property, immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

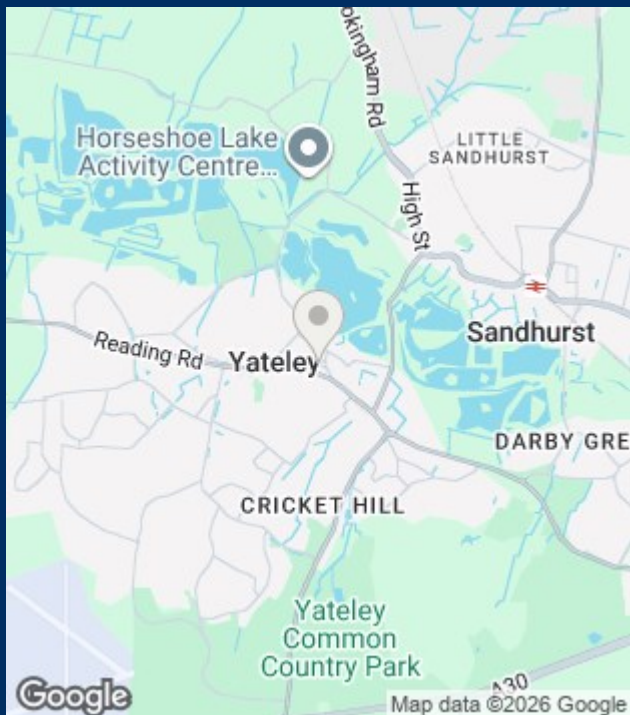
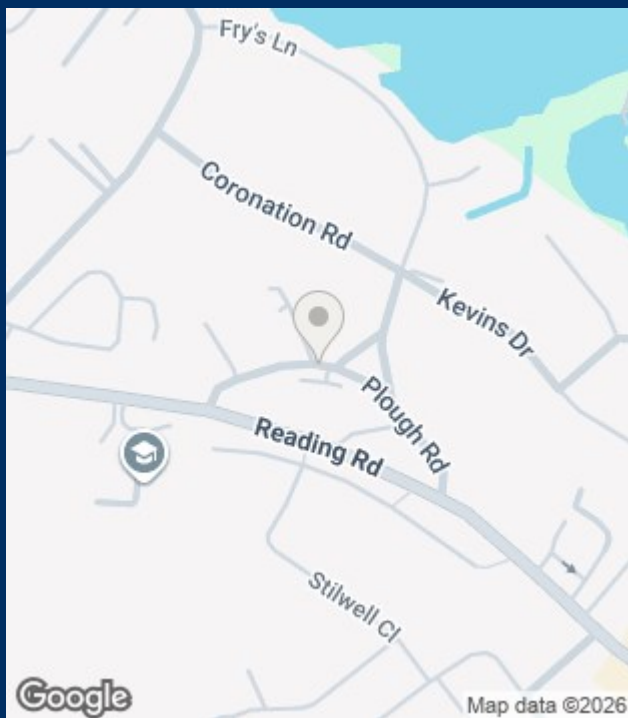
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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