



## Trinity Road

Scarborough, YO11 2TD

Auction Guide £225,000



\*\*\*FANTASTIC COMMERCIAL OPPORTUNITY! A LARGE PLOT OF LAND SITUATED IN SOUTH CLIFF WITH FULL PLANNING PERMISSION FOR FOURTEEN APARTMENTS! \*\*\*

Hunters is pleased to bring to the market this plot of land located on Trinity Road in South Cliff which has full planning permission for fourteen spacious apartments over five stories including 12 two bedroom apartments and 2 one bedroom apartments. The main sewer connection has now been installed for the apartments.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold). The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

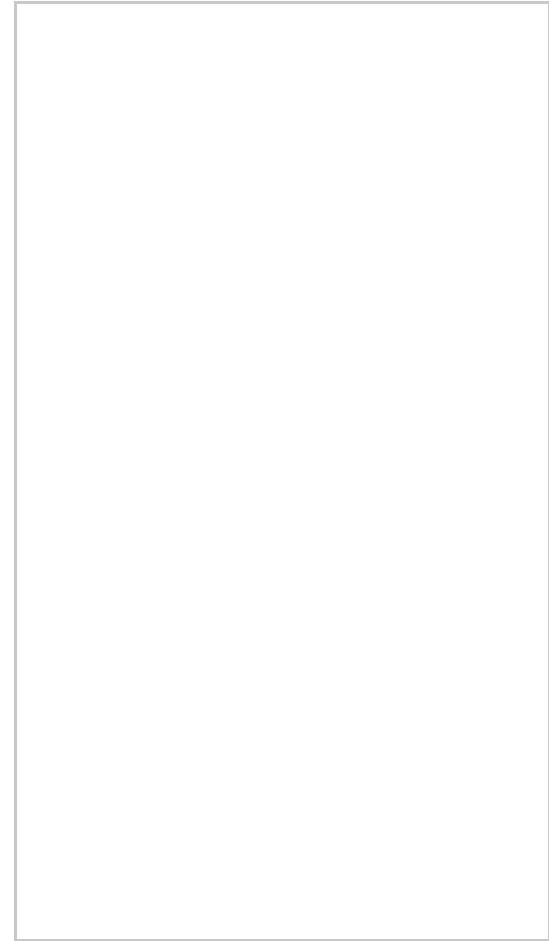
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



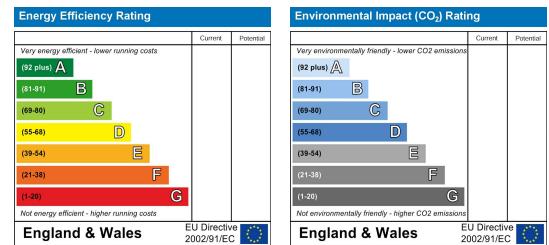
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.