

butters john bee^{bjb}

land & new homes



Land At School Lane, Southsea, Wrexham, LL11 6SH

Guide Price £250,000

Residential Development Site

Partially completed - Planning for 8 houses all with far reaching views

Located in a well-established residential area

Expressions of Interest are invited

0.66 acre(s)



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Guide Price £250,000



Description

This is a part-developed residential development site which includes:

- Site for 4 x Houses GDV: £1,200,000
- 3 x Part-built Houses GDV: £900,000
- 1 x Part-built House GDV: £450,000

The site is steeply sloped but has far-reaching views.

NB:- Three additional houses within the scheme are already built and sold and do not form part of the sale.

Location

The site is located within the village of Southsea, approximately 3 miles north-west of Wrexham Town centre.

Planning & Supporting Information

The site benefits from planning consent dated 11th November 2014 for "10 two and three bedroom dwellings and 1 detached dwellings and construction of new vehicular access" (Ref: P/2013/0697). A full info pack is available on request which includes the following:

- The original planning application and all reports and drawings.
- Approval of Reserved Matters 2 & 10
- Application to vary units 2-10
- Confirmation that the the existing foundations have Building Regulation approval.

Tenure

Freehold with vacant possession upon completion.

VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated.

Pre-Auction Offers

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee

A buyers administration fee of £800 plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot.

If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone & Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Viewing

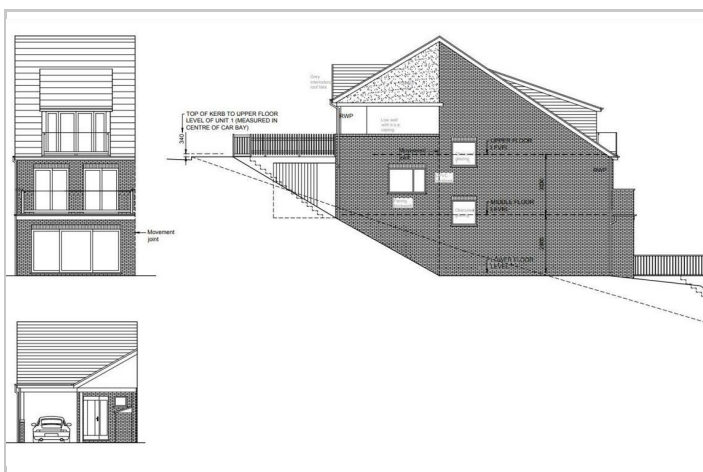
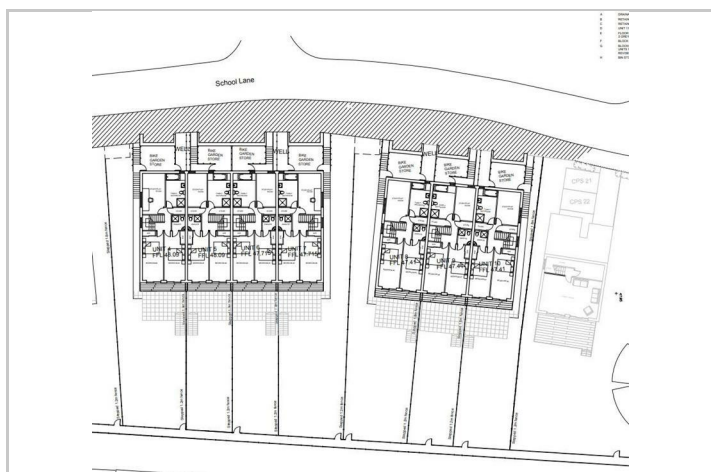
The site can be inspected from the Public Highway no appointment is necessary.

All Enquiries

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Land & New Homes Team
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Looking for Residential Land?

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.