



# Plot A, Land at Rollswood Road, Welwyn, Hertfordshire , AL6 9TX

- FOR SALE BY MODERN AUCTION- T & C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- THE MODERN METHOD OF AUCTION
- PLOT WITH FUTURE DEVELOPMENT POTENTIAL (STPP)





## PROPERTY DESCRIPTION

A Freehold Plot with Vacant Possession offering future potential for various development, subject to all necessary consents. Situated within the Greenbelt and sold on a conditional basis. prospective purchasers must rely solely on their own enquiries. Situated between Welwyn to the south and Codicote to the north, the land lies off the north side of Rollswood Road, a cul-de-sac leading off the B656. The area is ideally located for transport links with Codicote Road leading south to Church Street where it links to the A1 motorway. This provides fast road links to the surrounding area and the M25 to the south adding to the desirability for this as a commuter location. Other transport links include a rail connection at Welwyn North which provides direct rail links to London Kings Cross with the journey time of some 20 minutes. There is a good range of local shopping facilities at Welwyn whilst more comprehensive services are available at Welwyn Garden City to the south whilst Luton and Airport lies to the west, Stevenage to the north and Hatfield to the south.





## ROOM DESCRIPTIONS

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### BUYERS INFORMATION

This land is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### NOTES

Vacant possession

Inspection: On Site- All enquiries to Wrights Estate Agents

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



