



The Nest Nursery, The Long Road, Rowledge, Farnham, Surrey. GU10 4EB.  
Starting Price £140,000

- Approx. 1.75 acres
- Potential for a variety of uses
- Subject to an undisclosed Reserve Price
- Online Bidding Available
- For Sale by Auction – T & C's apply
- Gated, road frontage
- Edge of village location
- The modern method of auction
- Buyers fees apply
- Woodland TPO (No26/24)

## Description

For Sale By Modern Method Of Auction: Starting Bid Price £140,000 plus Reservation Fee. A rare opportunity to purchase an individual piece of land (edged blue) totalling some 1.75 acres with good road frontage and gated entrance of The Long Road. The land is available immediately and offers vacant possession. Woodland TPO (NO.26/24) and outside any Designated Settlement area and within the Countryside beyond the Green Belt. A covenant will be placed on the land that if planning is gained for a residential unit within 15 years of legal completion - An extra £100,000 becomes payable that would be Index Linked and triggered on a Granted planning consent and PAYABLE no later than 8 weeks thereafter to let the 6 week judicial review period to be completed. All enquires through Keats Fearn, Farnham. Auctioneer's Comments: Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,600 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

## Directions

SAT NAV - GU10 4EB (Land for sale is edged blue on below plan)

## Tenure

FREEHOLD



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.