



The Nest Nursery, The Long Road, Rowledge, Farnham, Surrey. GU10 4EB.

Starting Price £350,000

- Parcel of land
- Gated, road frontage
- Edge of village location
- The modern method of auction
- Buyers fees apply
- 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

Description

For Sale By Modern Method Of Auction: Starting Bid Price £350,000 plus Reservation Fee. A rare opportunity to purchase an individual piece of land (edged blue) totalling some 1.75 acres on the fringes of Rowledge with good road frontage and gated entrance of The Long Road. The land is available immediately and offers vacant possession. No known TPO's and outside any Designated Settlement area and within the Countryside beyond the Green Belt. 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 £6,000.00 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 £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements - The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Directions

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



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.