



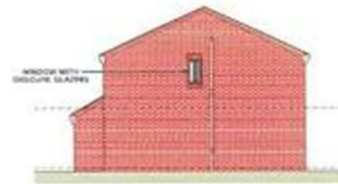
3 PROPOSED FRONT ELEVATION 1 : 100



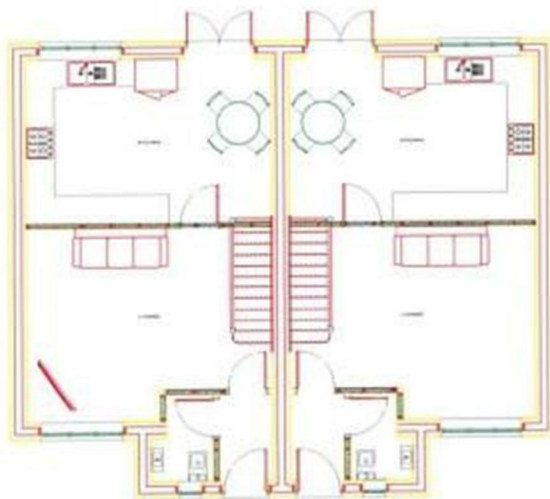
4 PROPOSED SIDE ELEVATION 1 : 100



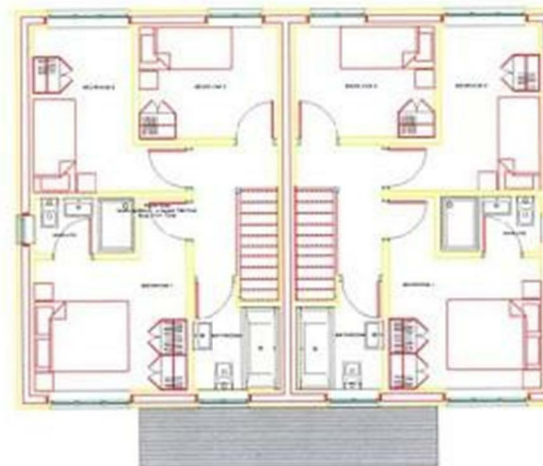
5 PROPOSED REAR ELEVATION 1 : 100



6 PROPOSED SIDE ELEVATION 1 : 100



1 PROPOSED GROUND FLOOR PLAN 1 : 50



2 PROPOSED FIRST FLOOR PLAN 1 : 50

NOTES:
 All drawings are preliminary and subject to the approval of the Council and the relevant planning authorities.
 All dimensions are to be checked on site and not used for the purpose of construction.

KEY:

Drawn by: GDB
 Date: 15.08.2020

GDB DESIGN PROJECTS LTD
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 SHAVINGTON
 CW2 5TN
 Tel: 07730588536
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Scale:
 1:1000

Site Title:
 PROPOSED DEVELOPMENT OF TWO 2-BEDROOM
 SEMI-DETACHED PROPERTIES AND ONE 3-
 BEDROOM/2-BED BUNGALOW
 AT
 111 STEWART ST
 CREWE
 CHW2 8LX

Drawing Title:
 PROPOSED PLANS AND ELEVATIONS FOR SEMI-DETACHED
 PROPERTIES

Fig No: 1
 Date: 15.08.2020
 By: GDB
 Scale: 1:1000
 Sheet: 1 of 1

LAND TO REAR OF 111 STEWART STREET,
 CREWE, CW2 8LX

AUCTION GUIDE £100,000



STEPHENSON BROWNE

FOR SALE via modern method of auction: Starting Bid Price £100,000 plus reservation fee.

Stephenson Browne are excited to present this PERFECT DEVELOPMENT OPPORTUNITY with site READY FOR DEVELOPMENT!

Offered for sale as a plot of land with FULL planning permission (ref.24/1199N) for the construction of three dwellings consisting of two 3 bedroom semi-detached houses and one detached 3 bedroom bungalow, in a sought after location close to both primary and secondary schools as well as a plethora of local amenities. Crewe's mainline railway station is close by as well as the renowned Municipal Queens Park.

Please contact our Crewe office for more information or if you wish to arrange a viewing on 01270 252545.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. 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 (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 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

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.





Floor Plan

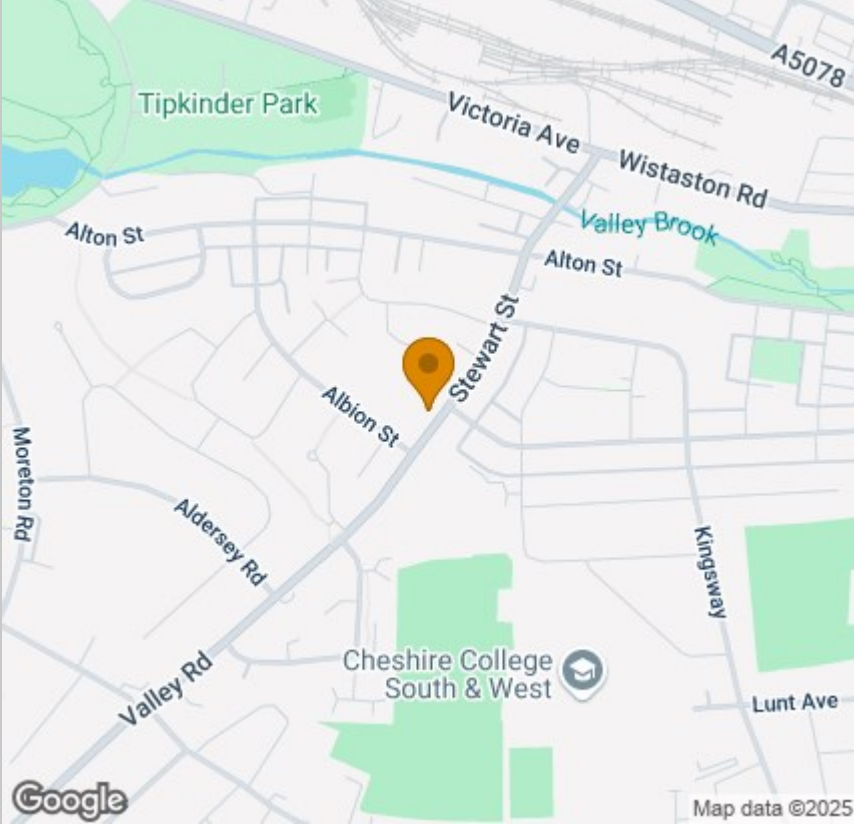


Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



Energy Efficiency Certificate

