



3 PROPOSED FRONT ELEVATION 1:100



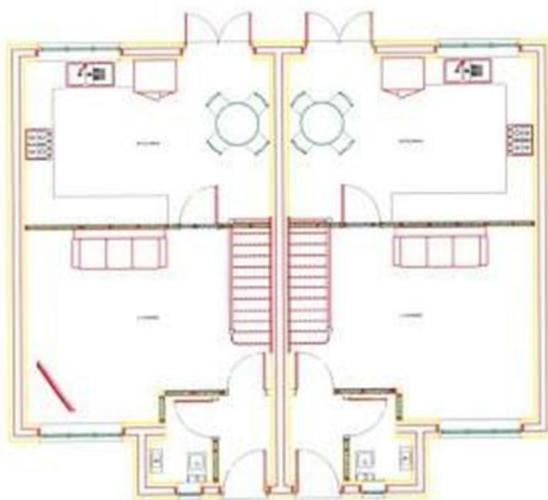
4 PROPOSED SIDE ELEVATION 1:100



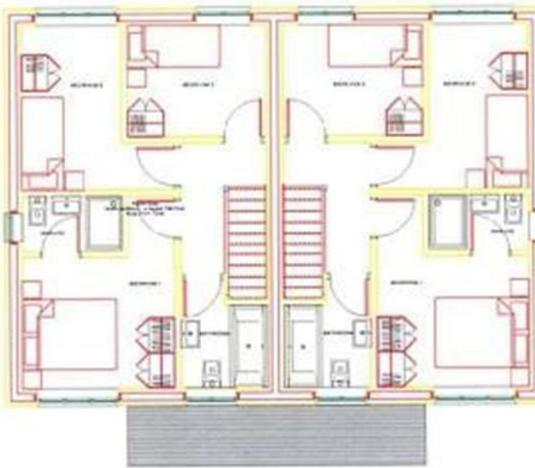
5 PROPOSED REAR ELEVATION 1:100



6 PROPOSED SIDE ELEVATION 1:100



1 PROPOSED GROUND FLOOR PLAN 1:50



2 PROPOSED FIRST FLOOR PLAN 1:50

NOTE:
1) Damage and destruction caused to the building or its contents by
2) Fire or explosion, flood
3) Damage or loss or damage to the land or water from the damage
4) Damage or loss or damage to the property mentioned.

KEY :

GDB DESIGN PROJECTS
LTD
18 MALLOW AVE
SHAVINGTON
CW2 5TN
Tel: 07730586536
e-mail:
gareth@gdbdesignprojects.co.uk

Site No: 111 STEWART ST

Proposed Development of Two New Two
Bedroom Semi-Detached Properties and One 3
Bedroom Detached Bungalow
Plot 111 STEWART ST
CREWE
CW2 8LX

Building No: 1
Proposed Plans and Schedules for Semi-Detached
Properties

Scale: 1:50
Drawing No: 1
Date: 10/03/2020

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.

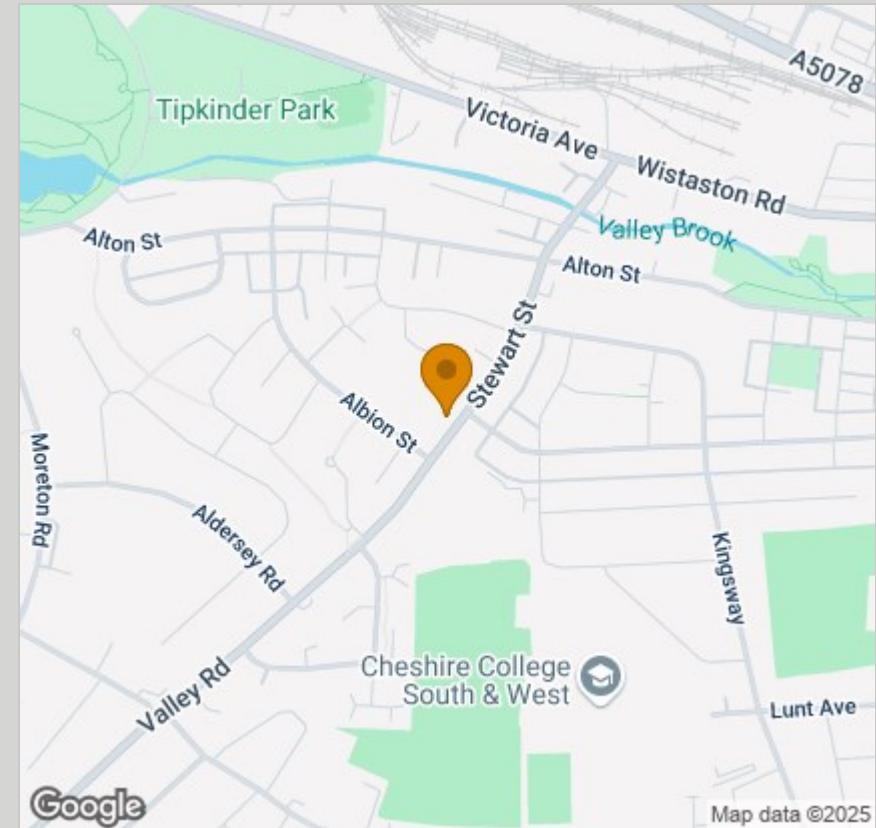




Floor Plan



Area Map



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.

Energy Efficiency Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A		(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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