



## Land @ The Rear Of 66 Windmill Avenue Stonebank

ST7 4HQ

Auction Guide £29,999



STEPHENSON BROWNE

NO ONWARD CHAIN - FOR SALE VIA MODERN AUCTION - starting bid of £29,999.00 plus reservation fee!  
PP OBTAINED (expired) - Stephenson Browne are pleased to present this exciting DEVELOPMENT OPPORTUNITY with PREVIOUS PLANNING PERMISSION obtained for the erection of a THREE BEDROOM (with en-suite and dressing room to the master) detached dormer bungalow with detached garage. The site extends to approximately 359m<sup>2</sup>.

The land is conveniently positioned close to Kidsgrove town centre, enjoying established & mature surroundings. The popular location has local amenities and excellent road links to the A34, A500 and M6, providing quick access to Stoke On Trent, Newcastle Under Lyme and a number of nearby Towns and Villages. The planning application can be viewed through Newcastle Under Lyme Planning website with reference: 18/00187/REM. Please see below for a link which will take you to the planning portal.

Please contact our Alsager office for more information.

#### **PLANNING APPLICATION LINK**

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/applicationDetails.do?keyVal=P55Z2RBM03400&activeTab=summary>

#### **Auctioneers Comments**

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 will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

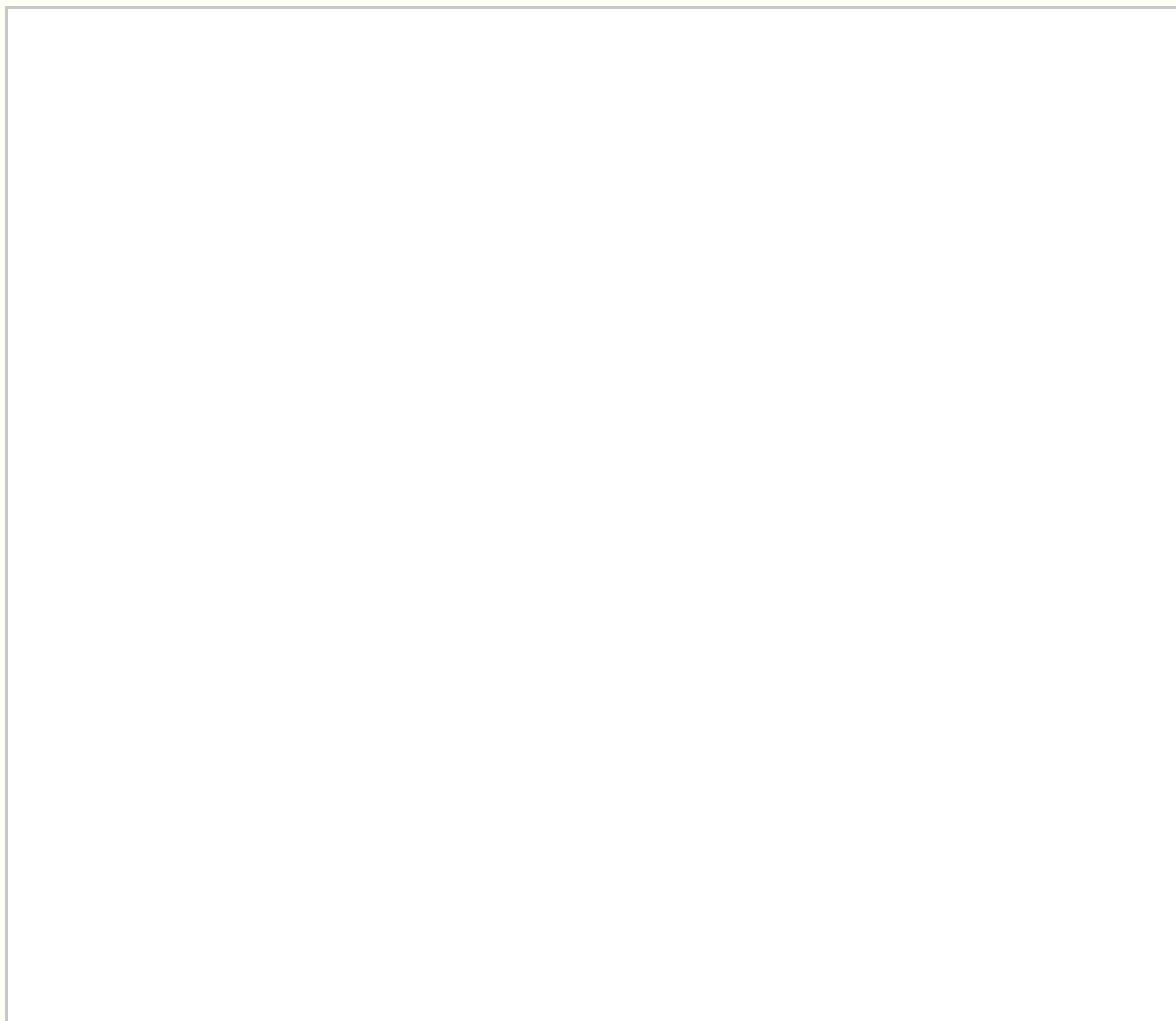
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

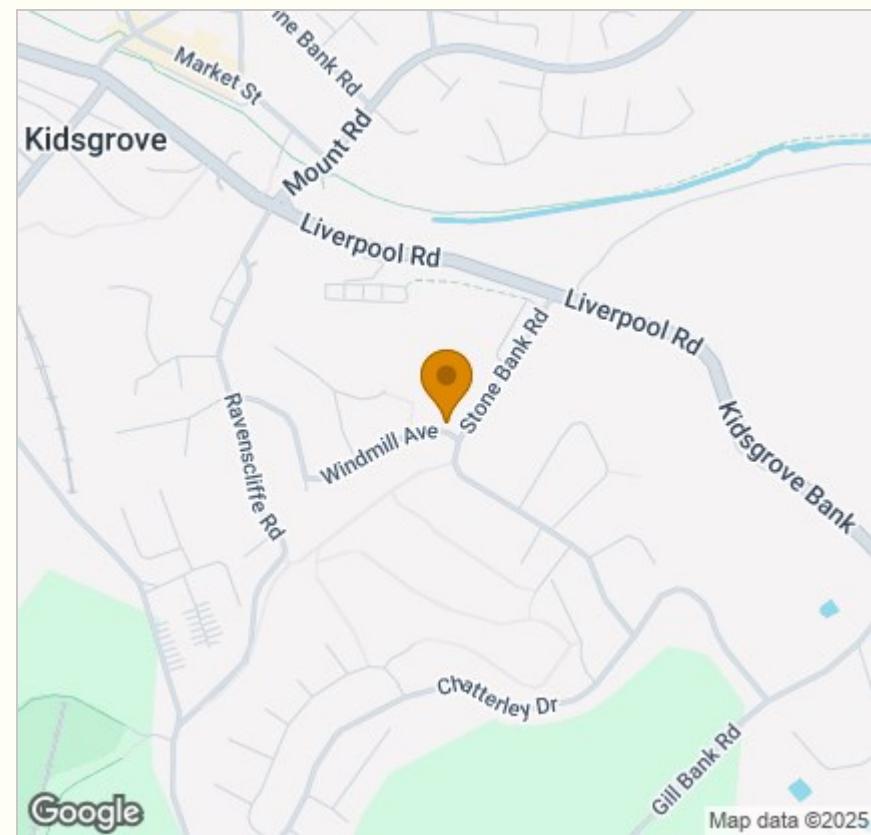
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.

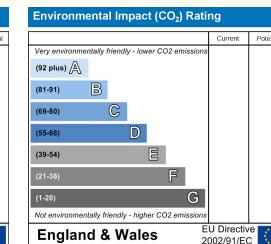
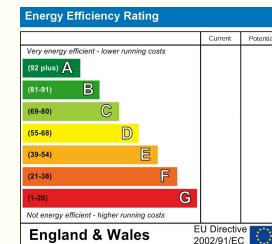
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Alsager Office on 01270 883130 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 item; (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

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