



## Wood Crescent, Hemel Hempstead, HP3 9EY

### £265,000

A rare opportunity to purchase a parcel of land situated fronting Crabtree Lane & to the rear of 56 & 58 Wood Crescent, HP3. No planning permission is currently in place for this site. The seller is not looking to explore an option agreement, any purchaser will need to make an outright purchase and seek planning permission following completion of the sale.

This property will be sold via a tender with all offers to be received no later than midday on Monday 2nd March. All offers must be received in writing and can be forwarded to our offices in Hemel Hempstead or by email. Please contact the office for further information.

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Property Misdescriptions Act.

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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
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