



0.44 acre of former garden available to purchase in
Albert Village, Swadlincote

OFFERS INVITED
GUIDE £200,000

Call 01509 243720 for further information

ANDREW GRANGER & CO

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DESCRIPTION

Extending to approximately 0.44 acre (0.17ha), the land is former garden land. The property does not benefit from planning permission and has not been managed for some time, it is therefore very overgrown.

LOCATION

The property is located in Albert Village, Swadlincote. The land is north of Occupation Road and to the west of Main Street.

What 3 Words: label.strong.shows

JAPANESE KNOTWEED

The site is contaminated with Japanese Knotweed. Interested parties should satisfy themselves with the extent and potential remedial works required.

LOCAL AUTHORITY AND PLANNING

The property falls under the administrative area of North West Leicestershire District Council. The land does not have the benefit of any planning permissions.

Interested parties should make their own investigations about the planning potential of the site.

The neighbouring land currently has outline planning consent for 6 dwellings ref: 17/01582/OUT

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Agent is not aware of any wayleaves, easements or rights of way but the land is sold subject to them whether disclosed in these sales particulars or not.

TENURE

The land will be sold freehold with vacant possession on completion.

ACCESS

The Agents can not verify the access to the land and interested parties should make their own investigations regarding the access from Sankey Drive and/or over neighbouring land.

UPLIFT CLAUSE

The land will be sold without the provision of an uplift clause.

LEGAL FEES

Each party to bear their own legal fees

METHOD OF SALE

The property is offered for sale by private treaty with the seller's preference being for unconditional offers.

VAT

At the point of drafting the particulars, VAT will not be charged on the sale. The Client reserves the right to alter this.

VIEWINGS

Viewings may be undertaken at any time during daylight hours by persons in possession of a copy of these particulars.

Viewings of the property should only be in line with the current Government advice relating to Coronavirus, as found at <https://www.gov.uk/coronavirus>

CONTACT INFORMATION

For further information, please contact Rebecca Falder:

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LOCATION



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