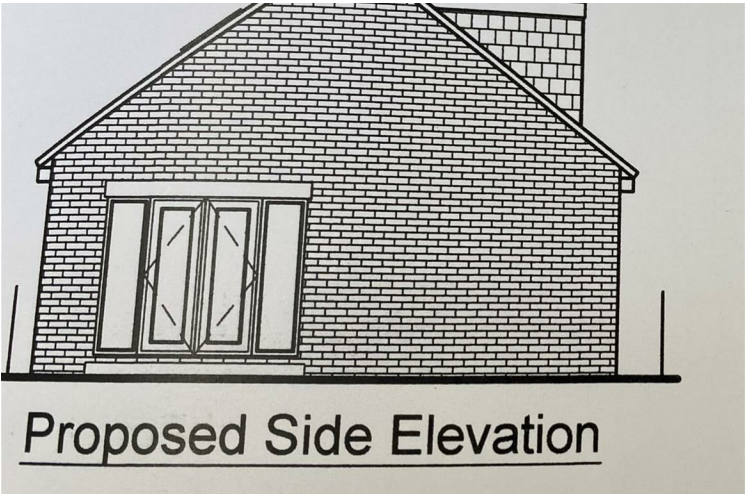






The Property Specialists

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Single Building Plot Manor Road, Hull HU5 5NS
Auction Guide £15,000

- For Sale by Auction – T & C’s apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction
- Building Plot
- Planning reference 23/02763/FULL
- Planning for a DETACHED house
- One Bedroom and first floor Bathroom
- Lounge and Breakfast Kitchen
- Driveway and shed

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 buyer’s solicitor. This additional time allows buyers to proceed with mortgage finance. 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 the 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.

For sale by Modern Method of Auction; Starting Bid Price £20,000 plus Reservation Fee.

Located on Manor Road we present to the market a Building Plot; this plot currently houses a detached workshop/summerhouse. The plot also benefits from a driveway to the rear and a timber shed. Planning permission has been granted to build a detached one bedroom dwelling (Hull ref 23/02763/FULL). The plans, which can be viewed in the office, will have Lounge, Breakfast Kitchen and to the first floor Bedroom and Bathroom. The garden will surround the property.

This property is for sale by the Yorkshire Property Auction powered by iamsold Limited



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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