



*Jordan fishwick*

Bridgmont Whaley Bridge



## Bridgmont Whaley Bridge SK23 7PD

By Auction £50,000



### The Property

For Sale by Modern Auction - Starting Bid £50,000

An area of freehold land measuring approximately Three Acres. Consisting of grassland, paddock, pond and run-down outbuilding. Adjoining the railway lines and open farmland in Bridgmont, Whaley Bridge, this lovely strip of land offers a discerning buyer the opportunity to have their very own parcel of land and would suit a variety of needs (subject to planning). All enquiries to [disley@jordanfishwick.co.uk](mailto:disley@jordanfishwick.co.uk)

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



- For Sale By Modern Auction
- Approx Three Acres of Land
- Pond, Grazing and Outbuilding
- Convenient Location In Whaley Bridge
- Fantastic Potential (subject to planning)
- Subject to Reserve Price & Reservation Fee

**Postcode** SK23 7PD

**EPC Rating**

**Local Authority**

**Council Tax**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



