



Land On The Corner Of, Vernon Avenue & Meadowside Avenue, Audley, Stoke-on-Trent, ST7 8EH

**Building
Plot**



Guide price

£25,500

For Sale by public auction on 10th December 2018. Live bidding available.

A building plot with outline planning permission for the construction of a detached 2 storey, 2 bedroom property (Planning Reference 17/00805/OUT).

To view: 01782 212201
commercial@bjbmail.com



Description

The site is cleared and recently attained outline planning permission for the erection of a two bedroom detached property of 74 sq.m. The copy of the planning permission can be obtained from Newcastle-under-Lyme Borough Council (Planning Reference 17/00805/OUT)

Location

The site is located on the corner of Vernon Avenue and Meadowside Avenue within the village of Audley. Audley is a rural village approximately four miles north west of Newcastle-under-Lyme Town Centre and has a population of some 8,437 (Census 2011). There is good access to the A500 and the M6 Motorway at junction 16 approximately two and a half miles from the site. There is also good access into Cheshire and in particular Crewe. The village has local shops including a Co-Op supermarket and Tesco Express and there are schools close by.

Accommodation

The outline planning permission provides for the erection of a 74 sq.m two bedroom detached house.

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Administration Fee

A buyers administration fee of £840 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendors solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Viewings

To view this lot, please contact the selling office.

Internet, Telephone & Proxy Bidding

Interested in this lot but cant attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email auction@bjbmail.com. Further details are available in the catalogue.

Addendum

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Guide Price

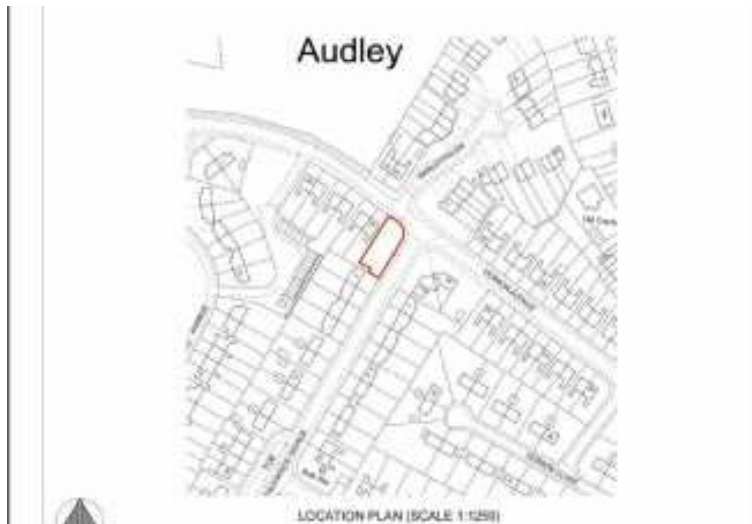
An indication of the sellers current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

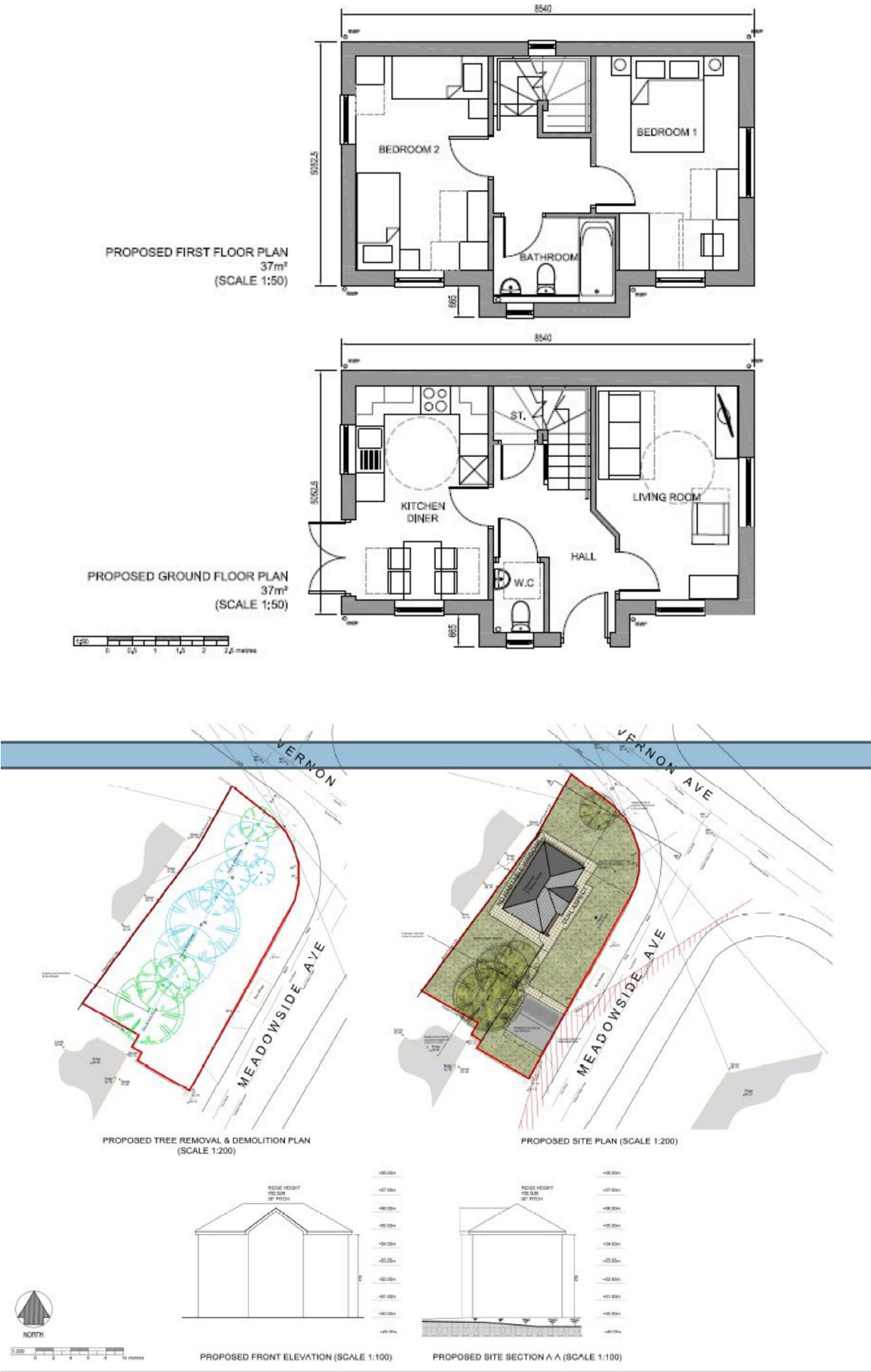
Reserve Price

The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.





IMPORTANT NOTICE
As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.