



FOR SALE BY ONLINE AUCTION - ALL BIDS TO BE RECEIVED BY 9th JUNE 2022. Please Note; It is understood that Electricity North West have agreed to move or re-route electrical apparatus/overhead cable so not to interfere with the eventual building. An extremely rare chance to purchase a BUILDING PLOT with planning permission granted for a FOUR BEDROOM DETACHED PROPERTY. Situated within a highly regarded location with an overall plot understood to be around half an acre. Application number HPK-2021/0318. This property is offered For Sale through the Modern Method of Auction which is operated by iamSold limited.

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### IMPORTANT NOTICE

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### Auctioneers Comments

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 buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 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.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for recommendation and you

will be informed of any referral arrangement and payment prior to any services being taken by you.

### Location

The site is located to the northern edge of Buxton and enjoys a delightful location overlooking open countryside.

St Peters Road is located off the main A6 Fairfield Road into Buxton Town Centre. Buxton is a spa and market town in Derbyshire, close to the county boundary with Cheshire to the west and Staffordshire to the south, Buxton is described as "the gateway to the Peak District National Park".

The town has excellent facilities, shops, hotels, amenities, bars and restaurants; also in the town is the Buxton Opera House, which hosts several music and theatre festivals each year and is famous for its impressive Georgian and Victorian architecture and spa. Buxton is around an hour's drive of Manchester, Sheffield, Derby and Stoke, has excellent bus, road and rail links.

### Full Description

A parcel of land with planning permission granted for residential development for the erection of a detached dwelling house and garage.

We believe the size of the plot is circa 0.5 acre (or 0.2 hectare) and borders conservation areas and stunning views across the surrounding valley and countryside. The site is freehold with planning granted for the erection of a 4 bedroom, 3 bathroom property with attached garage and car port.

The newly constructed home would be appropriate for the site and would relate well to adjacent properties on the road but we would kindly ask that all buyers would make their own enquiries in order to satisfy themselves prior to making any bid.

### Viewing

External viewing to the site in daylight hours and showing courtesy to any neighbouring properties.

Any viewers of this land are strongly advised to take extra care due to its landscape. Suitable footwear required and no children. Wright Marshall Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.

### Please Note

The site is accessed along St Peters Road where there is a right of way with or without vehicles for the benefit of the property over St Peters Road which is not part of the adopted highway.

A public footpath runs alongside and around the site.

Further information relating to these points can be found within the legal pack once completed.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements