



Burden Road, Wirral CH46 6BG

welcome to

Burden Road, Wirral

Don't miss this brilliant development opportunity located in a popular location ! Planning pending for renovation of this non-standard construction home! Call us to make your viewing.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

This detached bungalow sits in the middle of Burden Road and offers the buyer a excellent opportunity for re-development. The existing property is of non-standard construction and would require extensive renovation. Our client currently has a planning application with Wirral council which can be viewed under application number APP/24/00757.

The property has a good sized plot and is close to Moreton town and the adjoining services.

Viewing of the property is by appointment only so call our office to arrange.



view this property online [jonesandchapman.co.uk/Property/GRE106348](https://www.jonesandchapman.co.uk/Property/GRE106348)



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Burden Road, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Non-Standard construction bungalow with proposed planning
- Excellent Development Opportunity

Tenure: Freehold EPC Rating: G

Council Tax Band: A

guide price

£90,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE106348



Property Ref:
GRE106348 - 0002

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