



NALC

Auctions



ORDNANCE SURVEY

PLAN REFERENCE

Scale: 1/1250

COUNTY

GREATER LONDON

SHEET

NATIONAL GRID

TQ 4377

SECTION

X

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Old Reference LN XII 37 R

Ankerdine Crescent, London, SE18 3LQ

Guide price £7,500



Auction Sale

The Property is available for sale under auction terms and conditions.

Contracts are to be exchanged on the fall of the hammer and a 10% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price. In addition the buyer will be obliged to pay the buyer's premium as agreed with the auctioneer at the time of exchange.

Please don't hesitate to call the auction department on 01636 558200 for further details and to register for the auction.

Details

Option to Purchase the overage rights of the plot.

This piece of land is located to the west of Ankerdine Crescent, Shooters Hill, London.

The land can be accessed through the double gates between house number 24 and 26. The walkway runs behind house number 24 to 14 and the overage provision of the land is situated behind house number 10 to 6.

There is currently no planning permission for the site. Providing the buyer with 25% of the increase in land value once planning permission obtained. Buyers may wish to consider submitting their own planning as upon success this would trigger the overage payment from the owner of the property. We have seen a lot of profit made from investments made at low cost and low risk with owning the property.

This land extends to approximately 0.17 acres.

- Freehold land in sort after location
- Right to buy the overage
- 0.17 Acres

Viewing

Please contact our NALC Auctions Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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