



Parcel of Land at Penbryn, Penmorfa, Porthmadog, LL49 9SB

- Development Opportunity
- Parcel of land measuring approximately 550 sq.m/0.15 acres
 - Favourable initial discussions with planning department
 - S106 restrictions likely
- Various planning studies already undertaken and available on request
 - For sale by Modern Method of Auction
 - Auction End Date: 24th June 2021

Guide price £40,000

For sale by Modern Method of Auction; Starting Bid Price £40,000 plus Reservation Fee. Main description here. This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd"

AUCTIONEERS COMMENTS:

Auctioneer 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc. VAT towards the preparation cost of the pack. 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. TO VIEW OR MAKE A BID contact Tom Parry Estate Agents in Porthmadog on 01766512505 or visit www.tomparry.info

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Tom Parry

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