



Hough
Chartered Surveyors

**DEVELOPMENT OPPORTUNITY
LAND ADJOINING
24 FRIARY ROAD
LICHFIELD
STAFFORDSHIRE
WS13 6QL**

FOR SALE BY PUBLIC AUCTION

AT

**The Lichfield Auction Centre (Richard Winterton Auctioneers)
Wood End Lane, Fradley Park, Lichfield, WS13 8NF**

ON

WEDNESDAY 15TH SEPTEMBER 2010

at 2.00pm

Guide Price £60,000.00 to £80,000.00

Subject to the Conditions of Sale which will not be read out on the day of the sale but may be inspected at the offices of the joint agents/auctioneers or the solicitors concerned on the five working days prior to the auction. All purchasers will be deemed to have knowledge of such conditions and the terms thereof and therefore will be deemed to bid on those terms whether they have inspected the conditions or not.



Hough & Co Ltd 22 Market Street Lichfield Staffordshire WS13 6LH

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Description

A development opportunity at Friary Road, Lichfield being a parcel of land extending to some 0.07 hectares (0.17acres) or thereabouts with the benefit Outline Planning Consent for the construction of a single dwelling house.

Planning Consent was granted by Lichfield District Council (Ref: 10/00336/OUT) dated 11th May 2010 for the construction of a single dwelling house.

A copy of the Planning Consent and plans may be inspected at the Auctioneers office, by appointment. If copies are required, a charge will be made.

The boundaries of the plot are shown on the attached plan for identification purpose only – prospective purchasers should inspect the Contract documentation to verify the boundaries.

Tenure

Believed to be freehold, with vacant possession upon completion – completion of the sale to be on 13th December 2010 following the expiry of the current agreement to occupy the land on 12th December 2010.

Money Laundering Regulations

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the gavel. Purchasers should note that proof of identification must be provided to comply with the Money Laundering Regulations 2003.

A purchasers administration fee of £250.00 plus VAT is payable by the purchaser in addition to the purchase price.

Local Authority

Lichfield District Council
District Council House
Frog Lane
Lichfield
Staffordshire. WS13 6YZ

Tel: 01543 308000
Fax: 01543 398200

Vendors Solicitors

Moseleys Solicitors (Ref: Audrey Hunter)
Compton House
Bore Street
Lichfield
Staffordshire. WS13 6LL

Tel: 01543 414100
Fax: 01543 256347
E-mail: mmorris@moseleys.co.uk

Auctioneers

Hough & Co
Chartered Surveyors
22 Market Street
Lichfield
Staffordshire. WS13 6LH

Tel: 01543 414126
Fax: 01543 414761
E-mail: jim@houghandco.co.uk

General Conditions

The Auctioneer reserves the right to:

- a) On behalf of his clients, to sell any of the Lots prior to the Auction and prospective buyers should verify the availability of the Lot immediately prior to the Auction.
- b) Sell as a whole or in Lots
- c) Amend the Lotting order.
- d) Withdraw the property prior to Auction.
- e) Determine the conduct of the Auction between competing bidders.
- f) Regulate the size of the bidding increments.
- g) Refuse bids.
- h) Bid on behalf of the Seller up to but not including the reserve price.

Responsibility to insure:

Prospective buyers should note that it is the buyer's responsibility to insure the property on the fall of the gavel.

Reserve Price

There will be a reserve price, however, the figure will be confidential and will be between the Auctioneer and the Vendors. If the Lot fails to reach the reserve price, the Auctioneer will state that the Lot has not been sold.

Viewing

At any reasonable time when in possession of a copy of the Sale particulars, subject to advising Hough & Co of the proposed time of viewing. Persons viewing the land are requested to exercise care and caution when viewing and not obstruct the access to 24 Friary Avenue as the land is currently in use as garden land for the benefit of 24 Friary Avenue.

Please contact this office 24 hours prior to the Auction to confirm that the lot you are interested in is still available.

NEW LEGISLATION

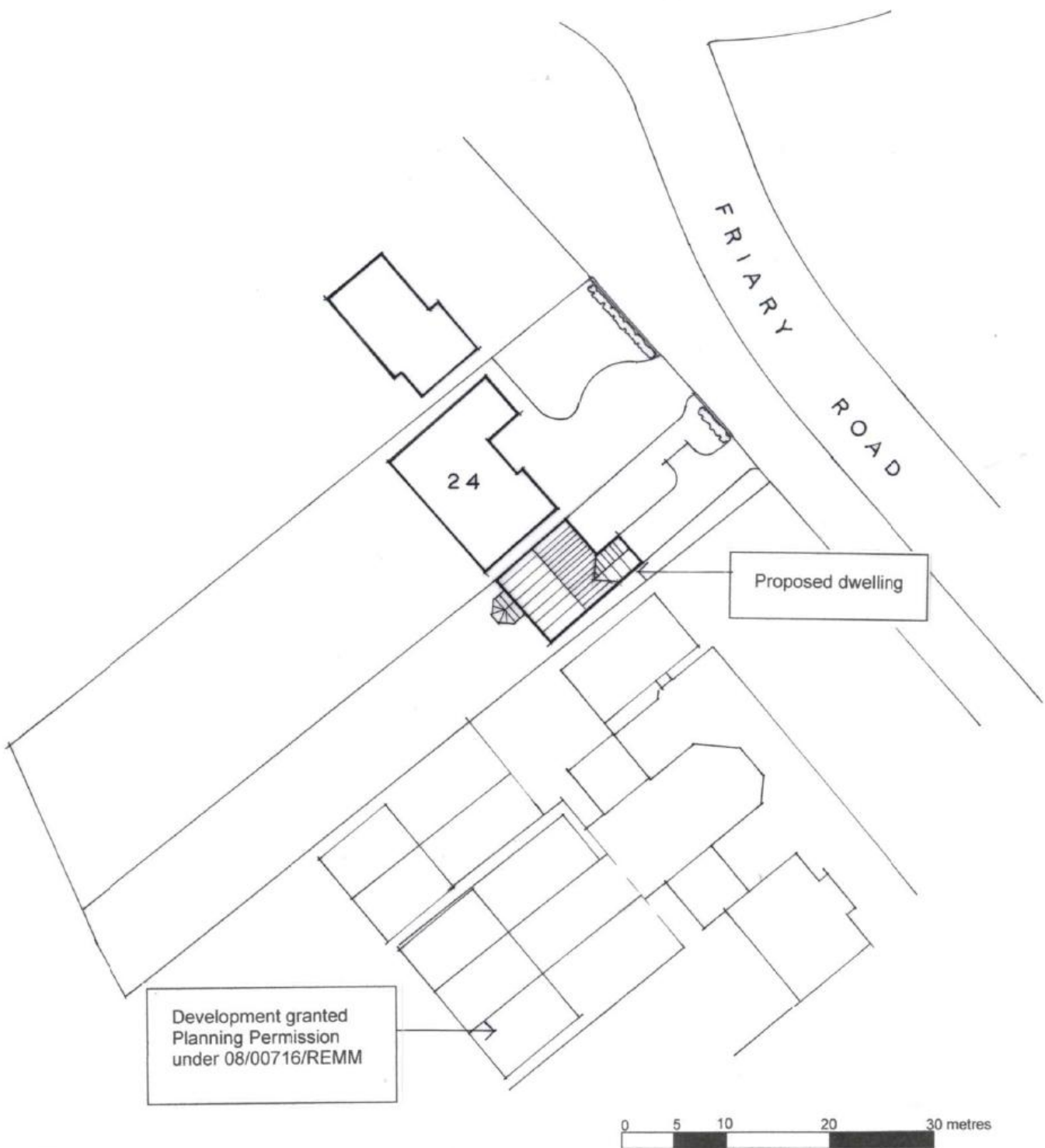
Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents. Suitable identification should include either a current passport or new style driving licence with photo together with a utility bill for proof of address.

NOTICE

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Any intending purchaser should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Gareth Holland or Hough & Co. has any authority to make or give any representation or warranty in relation to this property.

The Agent has not tested any of the services or installations to the property and so cannot verify that they are in working order. A buyer is advised to obtain verification from their Solicitor or Conveyancer.

References to the Tenure of the property are based on information supplied by the Vendor. Prospective purchasers should consult their own Solicitor for verification.



<p>LAND ADJACENT TO 24 FRIARY ROAD LICHFIELD WS13 6QL</p> <p>LICHFIELD DISTRICT COUNCIL</p>	<p>SITE LAYOUT PLAN</p> <p>DRAWING No. 3565/5 SCALE: 1/500 AT A4</p> <p>MARCH 2010</p>
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