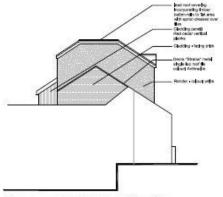
AP MORGAN

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONST THE CONTRACTOR IS TO NOTIFY THE ARCHTECT OF ANY DISCRET DRAWNINGS, SPECIFICATION AND SITE OWNERSOONS.

THE CLEAR IS ADMISED OF THER DUTY UNDER THE PARTY WALL To serve the required notice upon their neighbour(s) with Minimum prescribed time period

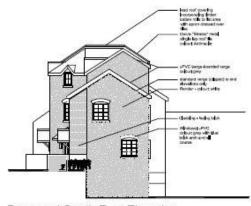
THE CONTRACTOR IS REQUIRED TO HAVE BEAD AND UNDERSTOOD AND NOTES ATTACHED TO THE PLANNING "NOTICE OF DECISION" NOTICES REQUIRED THEREIN, BEFORE COMMENCING THE WORKS



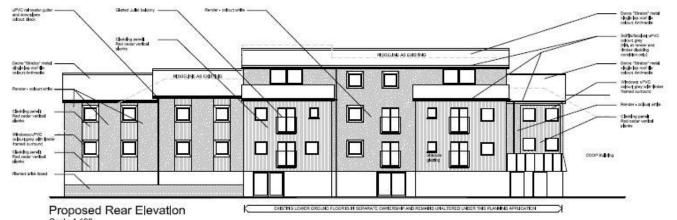
Proposed North West Elevation



Proposed Front Elevation (Marble Alley)



Proposed South East Elevation Scale 1:100



HIGHBURY DESIGN
Charles Architects Project Managers CDM Co-prohitects
HEMBURY HOLES
11 HOLT ROAD STUDIEY
MARKETSHIPE 880 7HX

Marble Alley, Studley, Warwickshire Guide Price £225,000

Proposed Elevations			
Date 24,01,14	Scale	Drawn	Drawing No 2642_007
	11100		Marchard has

Features:

- Development opportunity
- 5 town houses and 4 apartments
- Village location
- Close to amenities

Description:

DEVELOPMENT OPPORTUNITY in the heart of Studley with full authority and consent that they have broken ground.

FOR SALE VIA MODERN METHOD OF AUCTION

DEVELOPMENT OPPORTUNITY in the heart of Studley with full authority and consent that they have broken ground.

A former cafe and retail unit with consent to construct 9 dwellings consisting of 5 Town Houses and 4 Apartments.

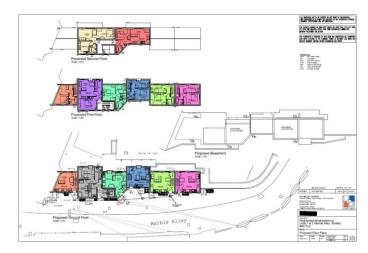
This exciting opportunity will provide both development and investment oportunities.

More information can be provided by contacting our Redditch office on 01527406956 or email redditch@apmorgan.co.uk

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.

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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

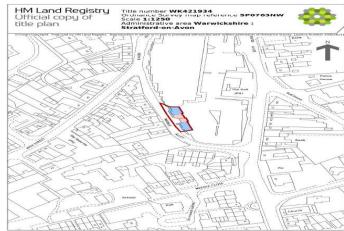












Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

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 £300.00 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

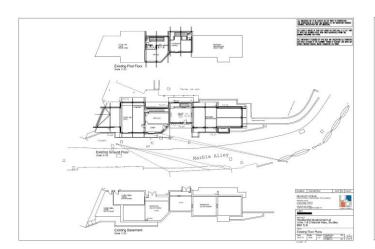
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

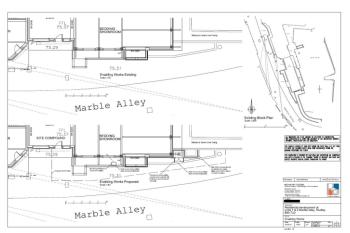
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

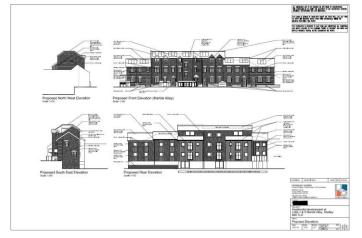
EPC Rating: To be confirmed

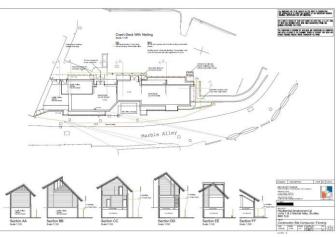
Council Tax Band: (tbc by solicitors). **Tenure:** Freehold (tbc by solicitors).

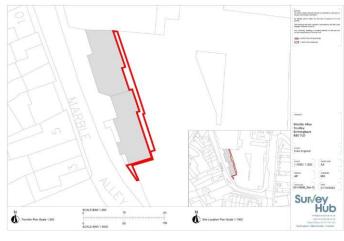
For more information or to arrange a viewing, please call us on 01527 406 956.

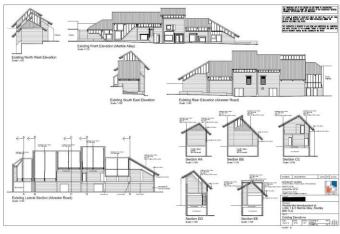












How can we help you?

Proposed Ground Floor froposed Basement

PRIMET SIGNICATION FID 2015 OMERSHOOD OF MAX DEPOSITANCE BEING IT CHRINICADE RE DO MILLEL AUR MICHIGAN AND DEPOSITANCE BEING IT EMPLICACE WE TO BE CHECKED ON THE MORE ALL CELECULATION

Need a mortgage?

www.wisermortgageadvice.co.uk on 01527 406 956, or visit their website for more information: The initial appointment is free and without obligation. Call us more quickly than if you were dealing with lenders directly. mortgage deal. They typically achieve mortgage offers much market for you to ensure you get the right lender and We recommend Wiser Mortgage Advice. They will search the

Property to sell?

and we will visit your property and discuss your needs. can get your property 'live' quickly. Just book a free valuation the right property comes along. In these circumstances we viewing, otherwise you may lose out to other buyers when to be on the market at least (and preferably Sold STC) before If you need to sell a property in order to buy, you ideally need

Meed a solicitor?

on cost and very reliable. Just ask for a quote. involved. We will instruct a reputable firm that is competitive buying/selling process, reducing the stress levels of all A good solicitor can save you literally weeks of time in the

Meed a removal company and storage?

arrange a survey. 0800 193 0000 or visit their website, cuberemovals.co.uk, to peace of mind and a reliable service call them on recommend Cube Removals as the leading local firm. For using a man-and-a-van service. We work closely with and far outweighs any small savings by trying to do it yourself or moving. Knowing that your belongings are safe and insured A professional removal company takes the stress out of

copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission. order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of