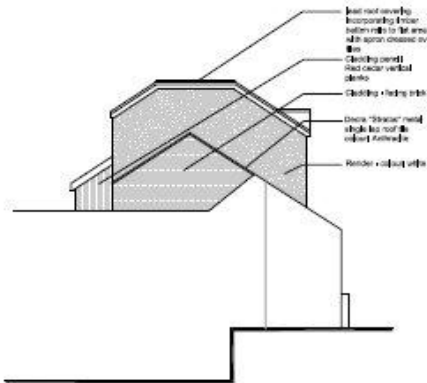
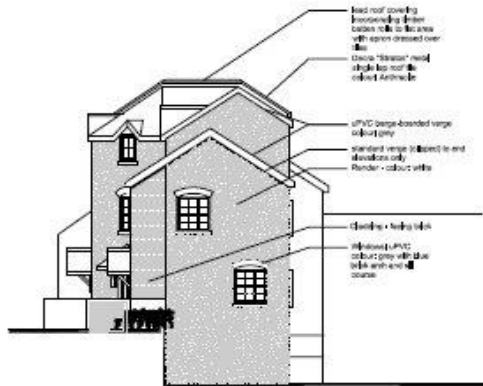




Proposed North West Elevation
Scale 1:100



Proposed Front Elevation (Marble Alley)
Scale 1:100



Proposed South East Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

A	planning comment	08/04/14
REVISION	DESCRIPTION	DATE

HIGHBURY DESIGN
Chartered Architects Project Managers CDM Coordinators
HIGHBURY HOUSE
11 HOLT ROAD STUDLEY
WARWICKSHIRE B80 7HX

Marble Alley, Studley, Warwickshire

Guide Price £225,000

Proposed Elevations			
Date 24.01.14	Scale 1:100	Drawn LCF	Drawing No 2642_007
			Verified by

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.

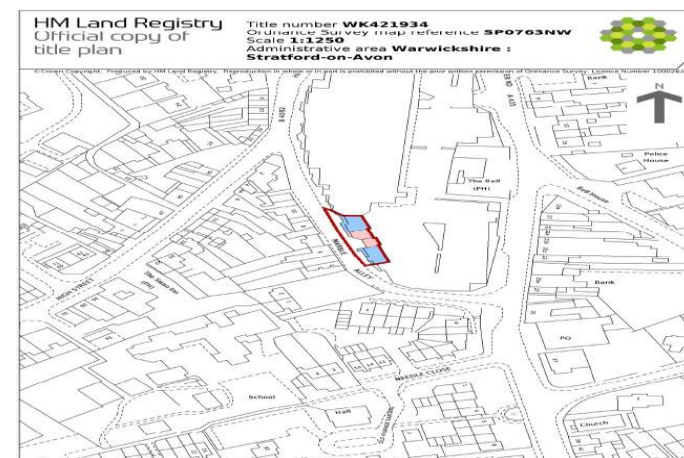
This exciting opportunity will provide both development and investment opportunities.

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.

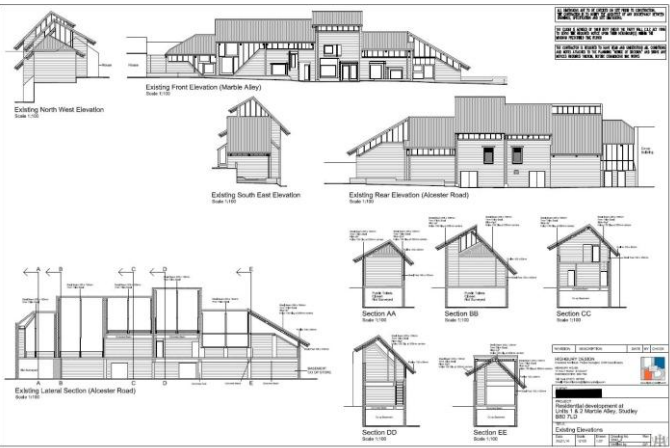
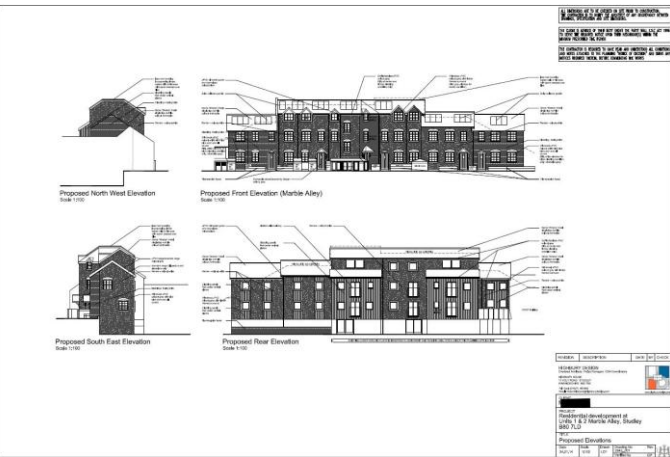
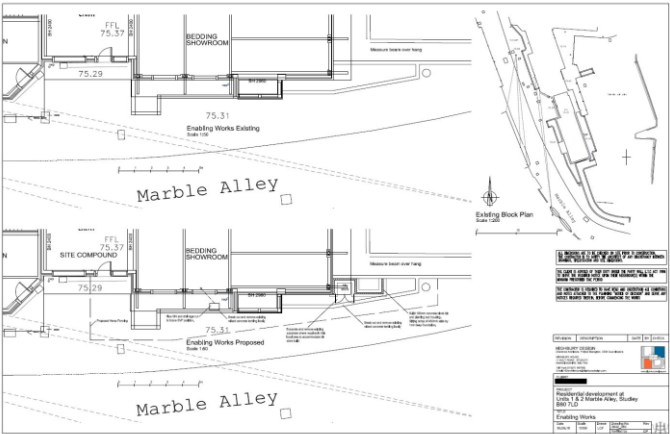
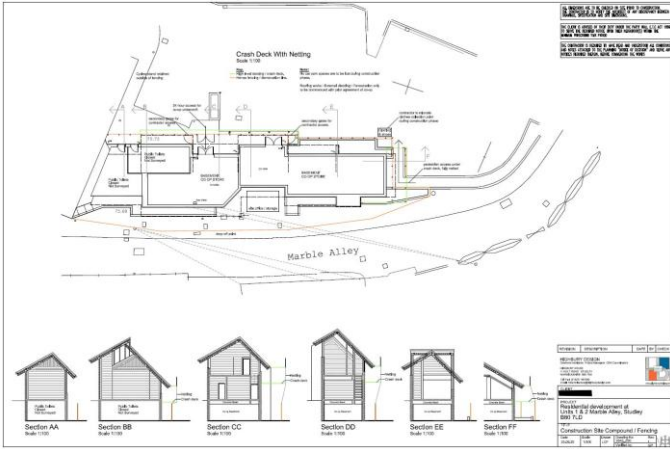
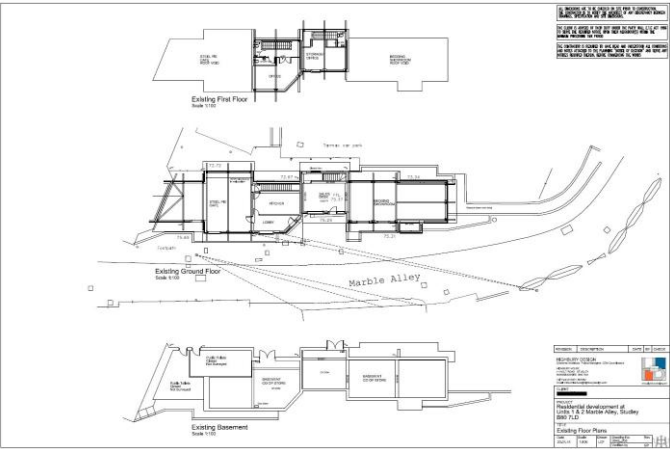
Referral Arrangements

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.



Need a mortgage?

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

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

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

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

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