

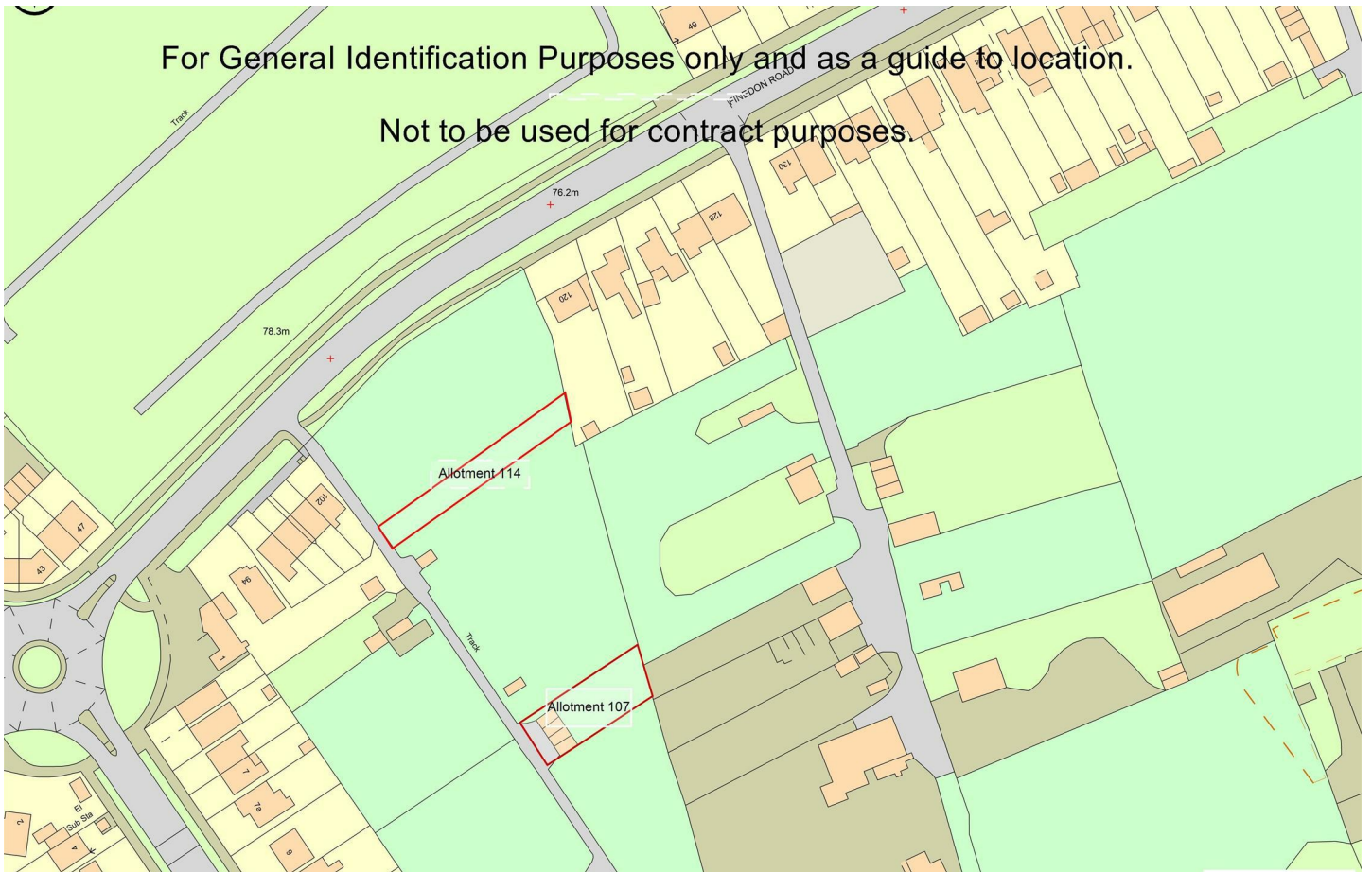


HARWOODS

Chartered Surveyors & Estate Agents

For General Identification Purposes only and as a guide to location.

Not to be used for contract purposes.



Allotments 107 & 114, Land behind Finedon Road,
Wellingborough, Northamptonshire, NN8 4AQ

For Sale by Informal Tender - Guide Price £25,000 Freehold

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Allotments 107 & 114, Land behind Finedon Road, Wellingborough, Northamptonshire NN8 4AQ

FOR SALE BY INFORMAL TENDER. Two individual allotment plots to the south-east of Finedon Road Wellingborough. One of the plots has a block of four lock-up garages although these are in need of some repair.

The two separate plots (known as allotments 107 and 114) have historically been used as allotments but have remained untended for many years and would require clearing ahead of any cultivation. The grounds are currently covered with small trees and are generally overgrown.

These allotments are situated in an area of Wellingborough where much of the land has been identified in the local structure plan as being underused or vacant and has been identified as suitable for future housing development. That said the council have designated the current allotments in this area as local open space and would wish these to be retained and improved as part of any wider housing redevelopment. Should a wider housing scheme be brought forward in the future then it is possible that a developer may wish to acquire the allotment areas in order to facilitate a wider scheme. These two plots would make an attractive portfolio addition for any investor wishing to take a long term view with an eye to possible future hope value.

HIGHEST & FINAL SEALED BIDS REQUIRED BY 12:00 NOON ON FRIDAY 29TH JULY 2022.

Plot Dimensions

Due to the overgrown nature of the site it has not been possible to physically measure the land however having scaled the sizes from available plans we can offer the following approximate sizes as a general guide only:

Allotment 107 - Approximately 12 metres wide x 29 metres average length

Allotment 114 - Approximately 6 metres wide x 49 metres

Tenure

Both allotment plots are Freehold. Allotment 114 is registered with HM Land Registry under title number NN88703. Allotment 107 is an unregistered title.

Services

There are no known services connected to either plot.

Location

The plots are situated within an area of larger land located between 102 and 120 Finedon Road, Wellingborough. An access track runs from Finedon Road (along the side of 102 Finedon Road) that serves the allotments.

Viewing

Inspection of the plots are during reasonable day light hours from the access track and at the viewer's own risk.

Making an offer

Prospective buyers should submit highest and final sealed bids to Harwoods by 12 noon on Friday 29th July 2022. The quoted price of £25,000 is offered as a general guide only.

When making your offer please would you include the following information.

1. Please confirm what arrangements you have made to fund the purchase and provide proof of funds sufficient to cover

the bid that you submit.

2. Please would you provide the name and address of the solicitors who will be acting on your behalf.

3. Please confirm whether the offer is subject to results of any site survey or similar investigation.

Your offer should be submitted to our offices in a sealed envelope that should be clearly marked "Offer - Allotments". Please note that offers received by fax or email will not be considered.

The sellers reserve the right to accept or reject any offer as they see fit and it should be noted that the sellers may not consider the highest offer received to be the best offer.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts. Any sizes quoted are approximate and are offered as a general guide only.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.
