



Plot Of Land, Backing Onto Bowling Green  
Grimsby Road, Binbrook, Lincolnshire, LN8 6DH

Guide Price  
£30,000

# Buying Conditions

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.



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# Overview

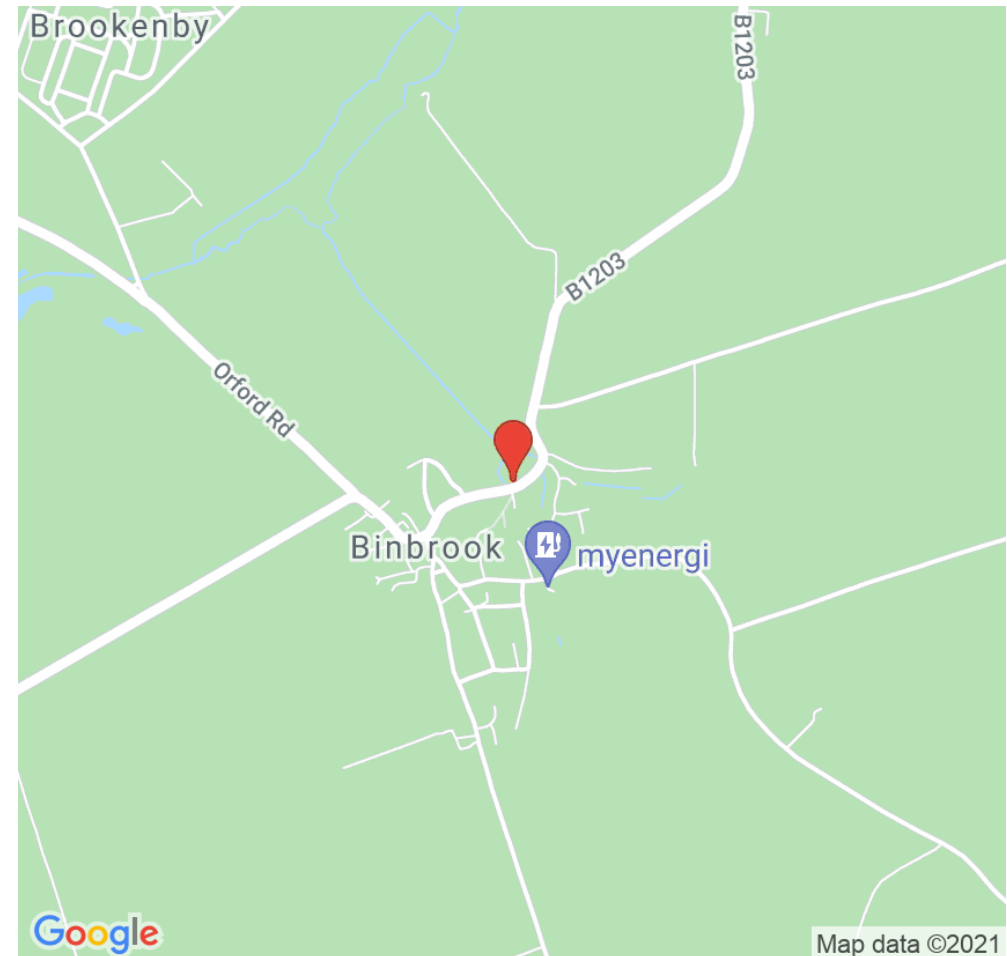
FOR SALE BY THE MODERN METHOD OF AUCTION - TERMS AND CONDITIONS APPLY

Pygott & Crone are delighted to bring to market this plot of land on Grimsby Road in the Lincolnshire village of Binbrook. Situated in the heart of the Lincolnshire Wolds this village is extremely popular with a whole range of buyers. A host of amenities lie nearby too such as shops, takeaways, a school, public house, surgery plus much more.

We have been advised that this plot of land has previously had planning for a detached dwelling to be built. Interested parties should make their own enquiries to obtaining planning permission. The land is approximately 465 square metres or 5000 square foot (subject to survey) and backs onto Binbrook Bowling Club's bowling green.

A site visit is highly recommended to fully appreciate the potential of this plot. This would make an ideal development opportunity or a fantastic self-build location.

## Location



## Land

- FOR SALE BY THE MODERN METHOD OF AUCTION
- Plot Of Land
- Village Location
- Within Lincolnshire Wolds
- Planning Previously Approved
- Approximately 5000 Square Foot (STS)
- Potential Development Opportunity
- Scope For A Self Build
- EPC Rating - Exempt

Houses. Homes. Harmony.



Plot Of Land, Backing Onto Bowling Green, Grimsby Road  
is on the market with our Grimsby branch

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