

Stevenage Land to the North of Watercress Close and the East of Coopers Close, Hertfordshire SG2

TO BE OFFERED WITHOUT RESERVE

**BY ORDER OF MARCHWIEL PROPERTIES
LIMITED (IN LIQUIDATION) ACTING BY THE
OFFICIAL RECEIVER AND SPECIAL
MANAGERS (WHO SHALL HAVE NO
PERSONAL LIABILITY)**

Tenure

Freehold.

Location

The property is situated on the north side of Walnut Tree Close, to the north of its junction with Edmonds Drive. Local shops and amenities are available to the south-west, with the more extensive facilities of Stevenage being accessible to the west. Rail services run from Stevenage Station to the west. The open spaces of Shephalbury Park are to the south-west.

Description

The property comprises a site extending to approximately 0.2 hectares (0.495 acres).

**A Freehold Site extending to Approximately
0.2 Hectares (0.495 Acres)**

Accommodation

Site Area Approximately 0.2 Hectares (0.495 Acres)

Note

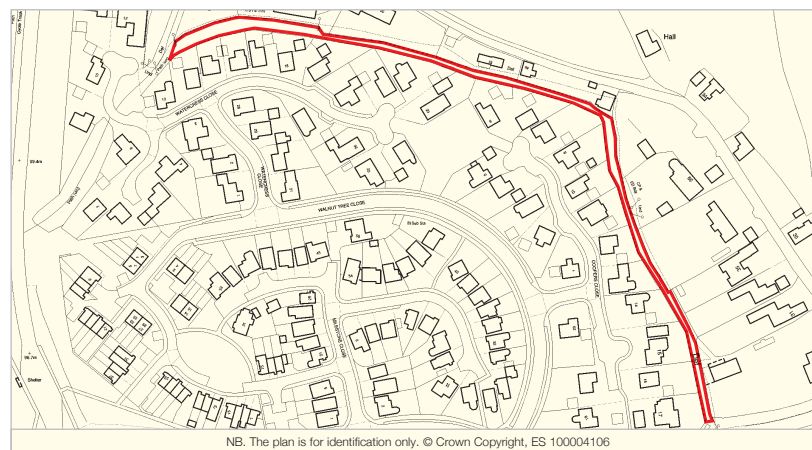
The promap and aerial view are for identification purposes only. Furthermore, the site area is approximate and buyers should rely on the title documents contained within the legal pack and are deemed to bid accordingly.

The seller makes no representations and gives no warranty with regard to the occupancy status of the property. Prospective purchasers should satisfy themselves on the status of any occupancy of the property.

Freehold Site

Seller's Solicitor

Dentons (Ref: HP).
Tel: 0207 320 6050.
Email: harry.parkhouse@dentons.com



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Description

The property comprises a site extending to approximately 0.142 hectares (0.350 acres).

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Accommodation

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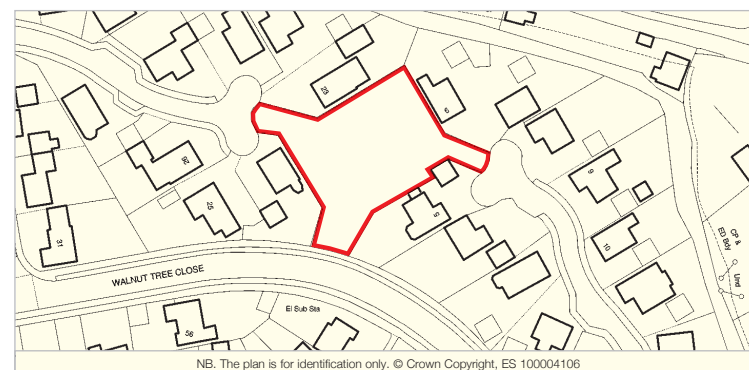
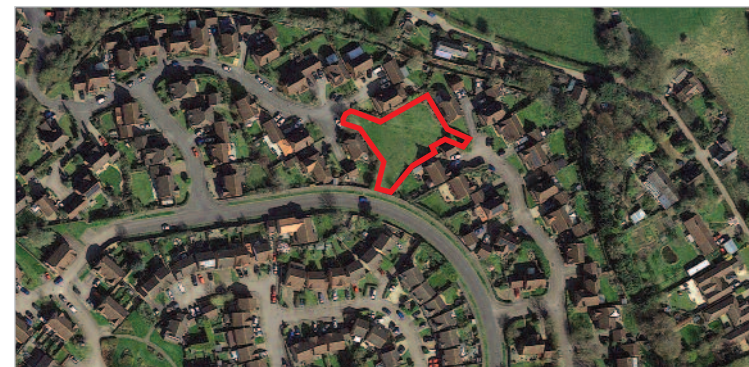
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Freehold Site

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.