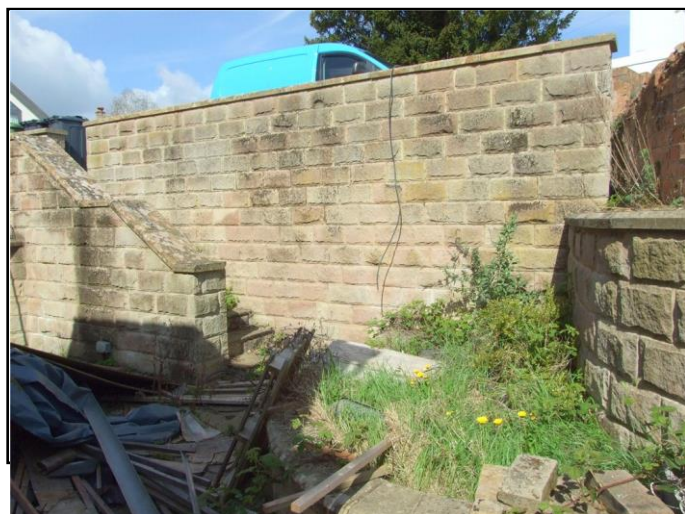


**Burley Lane, Quarndon**



A rare development opportunity that will excite a number of developers. Sat within the heart of the village & requiring complete modernisation is this attractive looking double fronted cottage.



**Auction Guide Price £180,000**

[www.hallandbenson.co.uk](http://www.hallandbenson.co.uk)

Alfreton	Allestree	Belper	Derby	Heanor	Sinfin	Spondon	Lettings Direct	Surveys Direct
01773	01332	01773	01332	01773	01332	01332	01332 555949	01332 741423
521771	555945	824232	606000	715050	770011	607000	01773 822600	

## Burley Lane, Quarndon Derby DE22 5JS

**VIEWINGS:** By Appointment with Hall and Benson  
Contact Allestree on 01332 555945

**OFFER PROCEDURE:** Before contacting a Building Society, Bank or Solicitor you should make your offer to the **Allestree Office on 01332 555945** as any delay may result in the sale being agreed to another purchaser involving you in unnecessary costs. Under current legislation you will be required to provide financial information in order to verify your position before we can recommend your offer to the vendor.

**DIRECTIONS:** From the Hall & Benson Offices in Park Farm Centre, Allestree proceed along Birchover Way for some distance turning right at Portway School continuing along Woodlands Road & onto Quarndon taking a left hand turning onto Burley Lane, where the property is located on the right hand side & clearly identified by our agents For Sale board

- **RARE AND EXCITING DEVELOPMENT OPPORTUNITY**
- **FOR SALE VIA THE MODERN AUCTION METHOD**
- **DOUBLE FRONTED PERIOD COTTAGE**
- **PLANNING AND DRAWING TO DEVELOP A THIRD BEDROOM GARDEN TO REAR**
- **HIGH INTEREST IS A GIVEN**
- **VIEWING ESSENTIAL**

Entrance Lobby - Entrance door

**Extended Lounge - 21'4" x 10'6" (6.5m x 3.2m)**  
French doors to the rear elevation

**Dining Room - 11'9" x 11'1" (3.58m x 3.38m)**  
Beamed ceiling. Dining room opening to:

**Kitchen Area - 11'4" x 8'9" (3.45m x 2.67m)**  
Window to the rear elevation, beamed ceiling

**First Floor Landing** - Built in cupboard housing wall mounted gas fired combination boiler

**Bedroom One - 11'9" x 11'4" (3.58m x 3.45m)**  
Range of built in cupboards

**Bedroom Two - 11'9" x 8'7" (3.58m x 2.62m)**  
Range of built in cupboards

**Bathroom - 8'6" x 8'3" (2.6m x 2.51m)**  
Low level WC, window to the side elevation

**Auctioneer's Comments** - This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold.

This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may be paid for the referral. These services are optional and you will be advised of any payment, in writing, before any services are accepted.

Listing is subject to a start price, and hidden reserve price that can change.

**Outside** - There is a walled patio garden to the rear of the property & raised border

PLEASE NOTE: None of the appliances and fixtures and fittings included in the sale have been tested and prospective purchaser are advised to have these inspected by professionally qualified prior to exchange of contracts. These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspecting the property. Any floorplans shown are for indicative purposes only and are not to be used as accurately scaled drawings. Phone calls may be monitored for training purposes.

ALL MEASUREMENTS CORRECT TO THE NEAREST 3"

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbrina House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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