



Springmeadow, Ladcastle Road, Dobcross, Oldham

Guide Price £1,150,000



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Springmeadow, Ladcastle Road, Dobcross, Oldham

For sale by Traditional Auction with a starting bid of £1,150,000 plus reservation fee. Exchange takes place immediately with completion within 28 days, terms apply. This is a FREEHOLD property in approximately 1.25 acres with an existing 3/4 bedroom detached house, built in the 1970's of approx 2120sqft. There is planning permission for THREE further detached houses in the garden areas (Planning number. PA/340428/17). This is an excellent location on Ladcastle Road, just off Dobcross New Road close to its junction with Delph New Road and Wall Hill Road. The River Tame forms part of the northern site boundary. This existing house comprises vestibule leading to Hallway, open plan living room, kitchen diner and utility, family bathroom, main bedroom with dressing room and En-suite at ground level. There are 3 further bedrooms (2 connected) and a shower room and WC at first floor level.





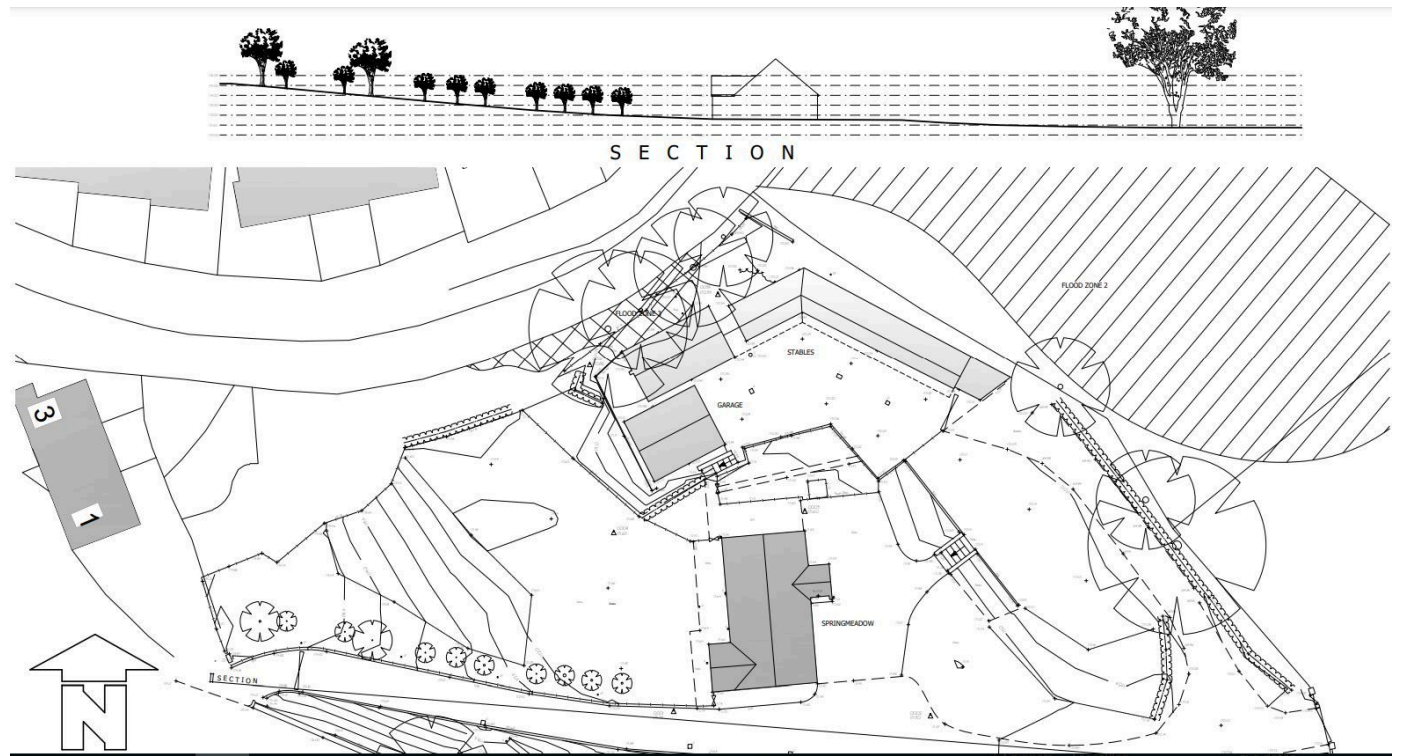
Auctioneers Comments

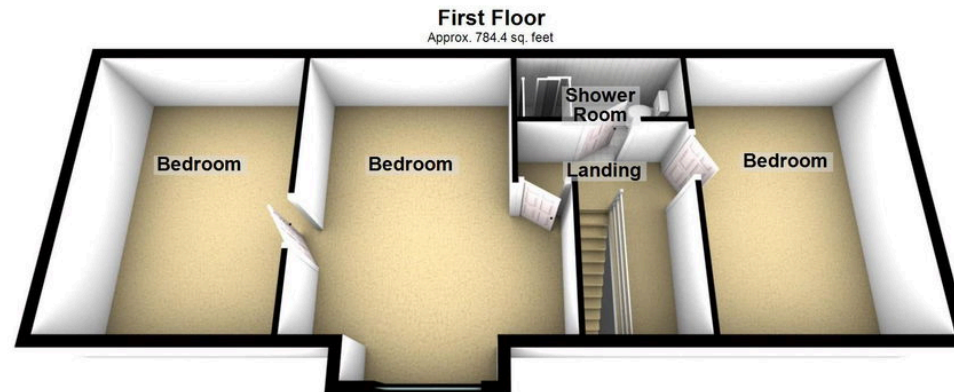
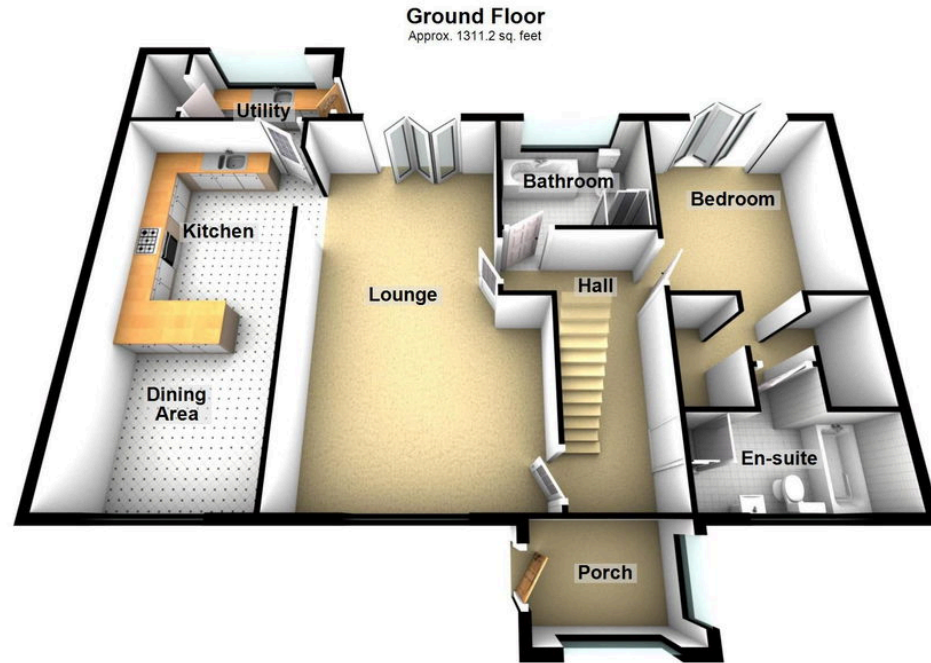
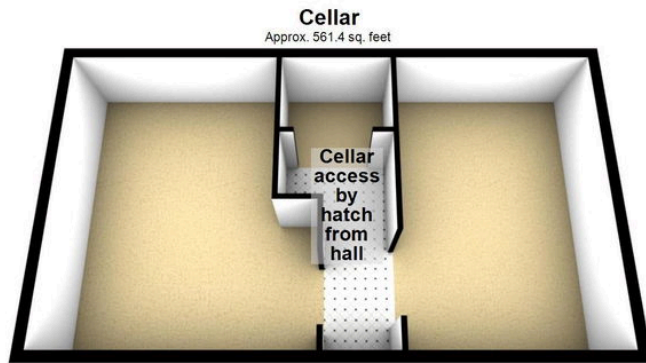
This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.









Total area: approx. 2657.0 sq. feet

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