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Two Derelict Residential Properties, Commercial Yard and Stores (Formerly had planning permission for 2 dwellings and 3 apartments which lapsed in 2014.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		36
G	1-20	1	
Not energy efficient - higher running costs			

- Offers over £110,000



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither James Wilson & Son, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. No appliances or equipment have been tested. Purchasers should satisfy themselves with regard to such items.