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.20 ACRE LOT IN UPPER GWYNEDD TOWNSHIP, PENNSYLVANIA ★

Listing Number: 6915415 | [Lansdale, PA US](#) | [North Penn Water Authority 10](#)

Nice! This item has ended with a winning bidder. Please check your email for "what's next" instructions.



AUCTION ENDED: Friday, March 4, 2016 11:57

FINAL BID: \$35,101.00 **BIDS:** 87 Bids



AUCTION DETAILS

Starting Bid: \$2,000.00

Current Price: \$35,101.00

Reserve Price: \$7,000.00 Reserve Price Met

Buyer's Fee: 9.00 %

Start Date Friday, February 5, 2016 6:30 AM ET

End Date Friday, March 4, 2016 11:57 AM ET

Bid History 87 Bid(s)

High Bidder k*****k

Page Views 4229

Watchers 0

\$ PAYMENT DETAILS

Payment is accepted at North Penn Water Authority at 300 Forty Foot Rd., Lansdale, PA 19446 at the time of item pick-up / removal. For items that sell for \$1,000 or more, we will accept a cashier's check only. For items that sell for \$999 and below, we will only accept a personal check or cash. We will not accept credit card payments. Item/s will need to be picked up within one week of bidding ending. Please contact Justin Salyer at jsalyer@npwa.org or at (267) 935-4631, if you are the winning bid. Thank you!

i ITEM DESCRIPTION

Up for auction is a .20 Acre lot located on Towamencin Avenue, Upper Gwynedd Township, Pennsylvania. This property is located between 717 and 723 Towamencin Avenue. This lot is a former public water well which has since been abandoned per PA DEP guidelines. It has a brick well house, a utility pole, and a [20' water line utility easement](#) on it. See the attached documents details.

Documents

- [Agreement of Sale](#)
- [Appraisal Report](#)
- [Easement Plan](#)
- [Plan of Survey](#)
- [Property Map](#)
- [Standard Easement Agreement](#)

For any questions on this property, please contact Jon Hartzell at (215) 855-3617 x139.

Auction Details / Terms

**By bidding, you agree to the following terms and conditions that are outlined below:
It is the buyer's responsibility to verify the conditions of the items before bidding.**

Terms of Sale: The seller, North Penn Water Authority, reserves the right to cancel any bids, end the auction early, or cancel the auction without notice for any reason. All sales are final, all items are sold as is, where is. It is the buyer's responsibility to verify the condition of the item before bidding. Returns or exchanges are not accepted.

Inspection / Auction Preview: Items can be previewed by appointment only. To set up an appointment to preview this item, contact Jon Hartzell at JHartzell@NPWA.org or (215) 855-3617 x139 .

Payment: We can only accept certified check, cashier's check, or money order. **We cannot accept credit card payments.**

Transaction: The winning bidder will make an appointment to complete the transaction as soon as possible after winning the auction.

+ ADDITIONAL INFORMATION ON THIS AUCTION

Custom ID	L-9
Will Item results be voted on	No
Will you ship this item	No, Pickup only.
Make Pickup Location Information Public	Yes

QUESTIONS/ANSWERS

Ask the seller a question about this auction.

Q: "can u build on this piece of land"
- Asked by #559704 02/18/2016 02:37 PM

A: A zoning variance would need to be granted. You should consult with Upper Gwynedd on possible uses for the property.
-Answered on 02/19/2016 07:41 AM

Q: "how wide is the property and how deep is the property .thanks"
- Asked by #562234 02/20/2016 03:14 AM

A: It is approximately 190' x 45' . For more details see the property map: https://municibid.com/Content/Seller_Documents/npwa/Property%20Map.pdf
-Answered on 02/22/2016 03:43 AM

Q: "Reading the easement agreement it states a 20' easement on the north border (length side of lot) and notes a 10' setback from that easement that forbids any buildings or plantings. The lot width is 45', doesn't that only leave 15' clear? Or am I missing something? "
- Asked by #7064607 02/22/2016 06:25 PM

A: The Agreement posted is our standard form of Easement. The Authority will waive the 10 foot setback in this case and remove it from the standard form of Easement Agreement.
-Answered on 02/25/2016 04:55 AM

Q: "How much are the taxes in here on this open space? What is a liability insurance policy costing right now? "
- Asked by #7131030 02/24/2016 07:20 AM

A: This is not "open space" Please contact the local taxing authorities regarding the taxes, and an insurance company for a quote. Any further questions contact via the contact information in the listing.
-Answered on 02/24/2016 07:56 AM

Q: "I spoke with an insider this is not a buildable lot why is the price so high"
- Asked by #7131030 02/24/2016 07:21 AM

A: To build on this land, a zoning variance would need to be granted. Regarding the price, this an auction, the market determines the property value. In order to better answer this question, we would need to know who the "insider" is. Any further questions contact via the contact information in the listing.
-Answered on 02/24/2016 08:01 AM

Q: "This is a non conforming lot, the appraisal paperwork state that, Minimum width would not allow for a variance with the easement, Why is it being sold ad if one would be available? It is a third of the width of the other properties on the street, what is the reserve?"
- Asked by #6354111 02/26/2016 03:24 PM

A: We recommend contacting Upper Gwynedd for information regarding variance eligibility. For the information regarding the width of the easement, please see the question asked on 2/22. This property is being sold because we no longer use it as a public water well. The well has been abandoned per PA DEP guidelines. Unfortunately, we can not disclose the reserve on this auction.
-Answered on 02/29/2016 03:50 AM

Q: ""Public water well abandoned per PADEP Guidelines"..... Does the well casing still exist? Is there any reason why the new owner couldn't revitalize the well for private use? "
- Asked by #560848 03/01/2016 04:00 AM

A: Because the well was abandoned per PADEP guidelines, it can not be reused.
-Answered on 03/01/2016 04:25 AM

Q: ""Public water well abandoned per PADEP Guidelines"..... Does the well casing still exist? Is there any reason why the new owner couldn't revitalize the well for private use? "
- Asked by #560848 03/01/2016 04:00 AM

A: Because the well was abandoned per PADEP guidelines, it can not be reused.
-Answered on 03/01/2016 04:25 AM

Q: "After talking with the township, the zoning variance being issued is VERY unlikely, precedence for the township is 60' minimum width to allow for 10' setbacks on each side, with th 20' water feed easement, and even a minimum allowed variance of 6' that leaves 19' of space left. Why is NPWA asking such a high price for an unbuildable piece of land? "
- Asked by #7222897 03/03/2016 11:16 AM

A: There is no asking price, only a reserve, which should be meeting soon. This an auction, the market will determine the property value, and it is up to the buyer to determine what an acceptable bid is. There are other possible uses for the property other then building. We encourage all bidders to discuss uses of this property with Upper Gwynedd on their own.
-Answered on 03/03/2016 11:23 AM

Q: "What fees are involved in buying this? (I.E. State, local, transfer, etc.)"
- Asked by #7222897 03/03/2016 12:46 PM

A: In addition to the 8% buyers fee charged by Municibid, there is a 2% transfer tax. If you are getting title insurance, there will be fees associated with that as well. Because this is a municipal property, this was not taxed in the past. However, the new owner will have to pay property taxes, including school/county, on a regular basis.
-Answered on 03/04/2016 06:26 AM

ITEM LOCATION

This location is a general area based on the sellers zip code. It is not the specific address where the item is located.

[View Large Map](#)

Municibid

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