

Approved 8 Lot Subdiv w/Significant Completed Approvals in The Plains VA set for Auction Announces Nicholls Auction Mktg

Rare opportunity to acquire an approved 8-lot subdivision where significant due diligence has been completed set for auction announces Nicholls Auction Mktg.

FREDERICKSBURG, VA, UNITED STATES, August 14, 2026 /EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc., (www.nichollsauction.com) announces the closing of online only bidding on a rare opportunity to acquire an approved 8-lot subdivision in Fauquier County VA on Monday, August 24 according to John Nicholls, president of the company.



Intersection of Hopewell Rd. & Mosby St., The Plains, VA 20198 (Fauquier County). For GPS purposes, adjacent address is 6322 Hopewell Rd.

"The owner has retired and relocated out of state, and this offers you a rare opportunity to acquire an approved 8-lot subdivision where [significant engineering, planning, utility approvals, and architectural](#) review have already been completed,"

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Nicholls Auction Marketing Group announces the closing of online only bidding on a rare opportunity to acquire an approved 8-lot subdivision in Fauquier County VA."

John Nicholls

said Nicholls. This is an ideal opportunity for builders, developers, investors, or individuals looking to build custom homes in an established community.

"Nestled in Virginia's renowned Hunt Country, these lots are located minutes from Great Meadow, 10 minutes to Marshall, 15 minutes to Middleburg, 20 minutes to Warrenton, 25 minutes to Haymarket, 30 minutes to Gainesville, 35-40 minutes to Dulles International Airport, and convenient access to I-66 for an easy commute to

Tysons, NOVA and DC," said Tony Wilson, auction marketing coordinator.

The auction's date, address and highlights follow below noted Wilson.

- Date: Online only bidding begins to close on Monday, August 24, 2026 @ 11:00 AM (Eastern).
- Location: Intersection of Hopewell Rd. & Mosby St., The Plains, VA 20198 (Fauquier County). For GPS purposes, adjacent address is 6322 Hopewell Rd.
- [Outstanding residential development opportunity](#) consisting of an approved 8-lot subdivision (3.95 +/- acres w/640' +/- of Hopewell Rd. frontage) in The Plains, VA (Fauquier County).
- Significant due diligence has already been completed, including subdivision engineering, utility approvals, and Architectural Review Board approval of a home plan.
- Eight prepaid public water and sewer taps convey with the property. Estimated replacement value of the prepaid utility taps alone is approximately \$312,000.
- Remaining bonding, recordation, and related development requirements are to be completed by the purchaser.
- New owner will receive all construction documents, approvals and house plan drafts
- Tax Map: 6999-18-3699; Deed Book 1200/1072; Zoning: RD
- Sells at or above \$500,000 starting bid!!



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For more information, call Tony Wilson (540-748-1359) or visit www.NichollsAuction.com.

Nicholls Auction Marketing Group, Inc., with over 57 years of auction superiority and over 200 years of combined experience, has been synonymous with excellence and successfully marketing and selling thousands of properties.

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About Nicholls Auction Marketing Group, Inc.

Nicholls Auction Marketing Group, Inc., is a professional accelerated marketing firm specializing in the promotion and sale of real estate via the auction method of marketing. Headquartered in Fredericksburg, VA, NAMG has been serving the needs of the Mid-Atlantic region since 1968. The Nicholls team comprises world and state champion auctioneers, an award winning marketing staff, and sales percentages unmatched in the industry. For more information about Nicholls Auction Marketing Group, Inc., visit www.nichollsauction.com or call 540-898-0971.

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