



BOVINGDONS
THE PROPERTY AGENTS



Land adjacent to 47 Fordham Road
Soham, Ely, Cambs, CB7 5AH
Guide Price £200,000

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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

The land on offer is a parcel of amenity land, which was the remainder of a larger development which is now complete. It is located adjacent 47 Fordham Road with road frontage and then extends to Pennywort to the rear boundary and is within the current planning envelope for Soham. In our opinion, this is an infill plot and an excellent opportunity for the self-builder or small developer/investor to build 1-2 dwellings, subject to the necessary planning permission. Offers are invited therefore, on a subject to planning basis.

The Site. - The land available measures approximately 0.2 acres and is located south of the centre of the town and 10 minutes' drive from The City of Ely.

Title and Tenure. - The land is registered under Title Number CB350957 and will provide vacant possession upon completion.

Method of Sale. - The property is for sale by Private Treaty.

Offers. Offers are invited for the freehold purchase of the site. All offers will need to be confirmed in writing to the seller's sole agent and include the following:

- 1 - Proof of funding.
- 2 - Timescales for proposed planning application, exchange and completion.
- 3 - Proof of ID.
- 4 - Details of Solicitors to be instructed on the purchase
- 5 - Confirmation that a 10% deposit will be paid on exchange of contracts.

Restrictive Covenants. - We are not aware of any restrictive covenants that affect the site, but prospective buyers are advised to seek clarification before legal commitment.

Services. - All prospective purchasers are to make their own enquiries as to the location/provision of services.

Wayleaves, Easements & Rights of Way. - The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars. Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.

VAT. - Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Local Authorities. - East Cambridgeshire District Council - www.eastcambs.gov.uk
Cambridgeshire County Council - www.cambridgeshire.gov.uk

Viewings. - Access to the land is restricted currently and all incursions to the site are strictly by appointment via Bovingsdons Limited. When onsite, we would ask you to be a vigilant as possible for your own personal safety. - Call 01353 725723 or 07500 115321

NOTE - The guide price is based on achieving two dwellings. If only one dwelling is granted the guide price is reduced to £150,000.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.