



Land adjacent Pond View

Barway Road, Barway, Ely, Cambs, CB7 5UA

Guide Price £250,000



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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, M&S Local 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

A rare opportunity to acquire the freehold of this parcel of amenity Land of approximately 6.48 acres (stms), situated in this small hamlet some 10 minutes from the City of Ely. The land is a mixture of ponds, grassland and mature trees and shrubs. The site is entered via a 5-bar gate and has outbuildings and stable providing storage. There is 3 phase electric and water supply to the site. This superb parcel of land is suitable for a range of uses subject to the required planning permissions and particularly for lovers of nature, fishing, Glamping or those just wanting their own patch of countryside.

Title & Tenure

The land is registered under Title Number CB438553 (currently being split) and will provide vacant possession upon completion.

Method of Sale.

The property is for sale by Private Treaty

OFFERS

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

- 1 - Proof of funding.
- 2 - Timescales for proposed 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, but we are able to confirm 3-phase electricity to the site and water connection.

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 via a locked 5-bar gate at the front of the site and all incursions to the site are strictly by prior appointment via Bovingdons Limited. When onsite, we would ask you to be a vigilant as possible for your own personal safety. - Call 01353 725723 or 07500 115321



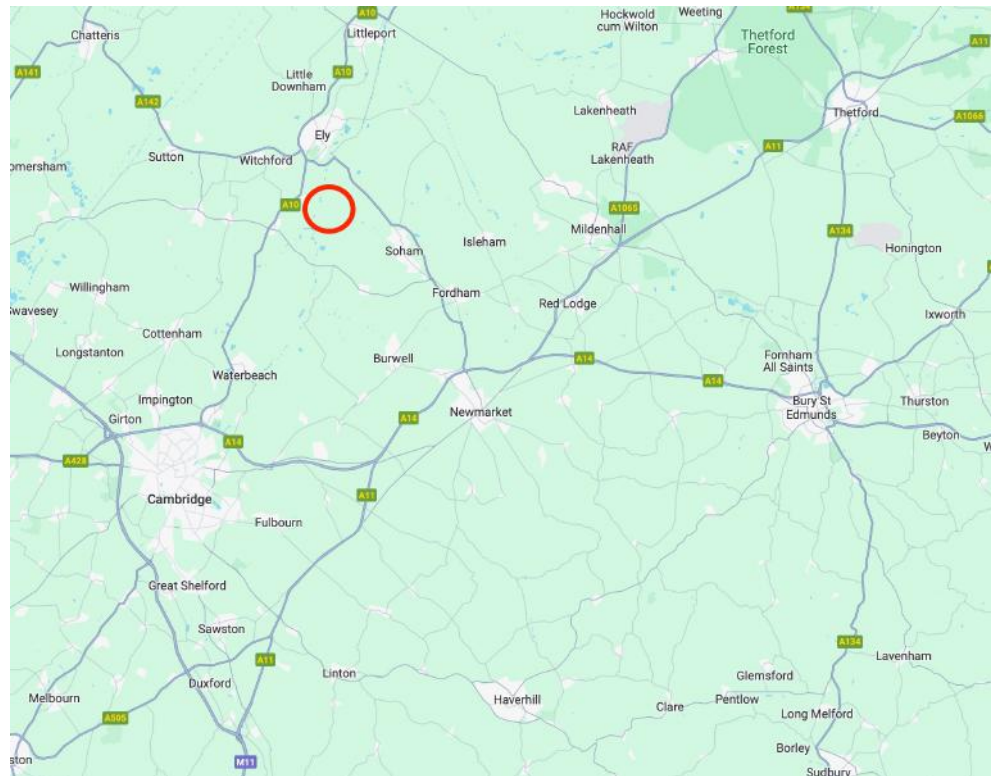






Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.



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.

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