



**BOVINGDONS**

THE PROPERTY AGENTS

Land adj 154 Paddock Street  
Soham, Ely, Cambs, CB7 5JA  
**Guide Price £85,000**



## Land adjacent 154 Paddock Street, Soham, Ely, Cambs, CB7 5JA

Excellent opportunity to acquire a unique waterside parcel of land of approximately 1.7 acres (stms), which is currently used as a paddock for horses. The land is only a 5-minute walk from the town centre and must be viewed for full appreciation.

**The Site** - The land available measures approximately 1.7 acres (stms) just 5 minutes walk from the town centre of Soham

**Title and Tenure.** - The land is registered and Freehold 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 - Confirmation that the offer is unconditional.
- 2 - Proof of funding.
- 3 - Timescales for proposed exchange and completion.
- 4 - Proof of ID.
- 5 - Details of Solicitors to be instructed on the purchase
- 6 - 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](http://www.eastcambs.gov.uk) Cambridgeshire County Council - [www.cambridgeshire.gov.uk](http://www.cambridgeshire.gov.uk)

**Viewings** - Access to the land can be made from Paddock Street via a 5-bar gate although incursions to the site are strictly by 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



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.