



BOVINGDONS

THE PROPERTY AGENTS



Land Adjacent 20b The Cotes

Soham, Ely, Cambs CB7 5EP

Guide Price £110,000

Approximately 4.63 Acres

Land adjacent 20b The Cotes, Soham, Ely, Cambs, CB7 5EP

The land on offer is a parcel of overgrown 'amenity' land located adjacent 20b The Cotes, on the northern side of the town. The land is approximately 4.63 acres and may be suitable for a range of uses and may have potential for future planning for residential/commercial building, (all subject to the necessary permissions). There will be an overage of 30% of uplift value if planning permission granted for residential/commercial use (25 years).

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.

Title and Tenure. - The land is registered under Title Number CB193271 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 seller's 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.
- 6 - Acceptance of the overage of 30% of uplift value if planning permission granted for residential/commercial use (25 years)

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.

Notes

Local Council is East Cambridgeshire District Council

There will be an overage applied of 30% of uplift in land value if planning permission is granted for residential/commercial use in the next 25 years

Viewings. - Access to the land is restricted currently and all 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.