



Land adjacent 24 Chapel Street, Wicken, Ely, Cambs, CB7 5XZ
Guide Price £35,000

The Site - The land available is a triangular parcel of land on the outskirts of this popular village which measures approximately 26m width at the front boundary. It sits between detached houses, but just outside the current development framework. The land is suitable for a variety of uses subject to the required permissions, but the seller requires an unconditional offer at this stage.



Title and Tenure - The land is currently registered as part of title CB212582 and will be 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 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 - Any proposed conditions attached to the offer or whether 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
Cambridgeshire County Council - www.cambridgeshire.gov.uk

Viewings - Access to the land can easily be made from Chapel Lane itself although 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:

There is a dropped kerb for vehicle access in situ.
There is no overage clause attached to the purchase.
The land sits just outside the current development framework.
There are no TPO's on the site.



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.