



BOVINGDONS
THE PROPERTY AGENTS



Land south of 223 Main Street

This parcel of agricultural /amenity land measures approximately 20.27 acres (8.2 Hectares) and lies just to the south of the main route through the village. Access to the land can be made from a track to the western boundary. The site lends itself suitable for a variety of uses and offers are invited for the freehold



Witchford

Witchford is a popular and growing village, situated approximately 2 miles West of the City of Ely on the A142 trunk road. Witchford has a range of local amenities and facilities, together with a primary school and popular secondary college. Ely provides a full range of shopping, sporting and domestic facilities, together with a mainline rail service to Cambridge (15 miles) and onwards to London. Ely also links to Peterborough where it connects to the London to Scotland mainline.

The Site

The land available measures approximately 8.2 hectares or 20.27 acres and sits just to the south of Main Street, the main route through the village. It is currently agricultural land.

Title and Tenure.

The land is identified by title number CB316924 and is for sale freehold, with 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 sellers 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 site and viewings 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

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.