



Land off Poore Street, Wicken Bonhunt, Saffron Walden, Essex, CB11 3UL **Guide Price £500,000.**

An excellent opportunity to acquire a site of approximately 5 acres (stms) on the edge of this much sought after village.



Wicken Bonhunt.

Wicken Bonhunt is a small village in north-west Essex, in the district of Uttlesford.

The village is on the B1038 and is midway between the larger villages of Newport and Clavering. The nearest town is Saffron Walden, approximately 5 miles (8km) away. Stansted Airport is approximately 10 miles (16km) away.

Description

This gently sloping site is approximately 5 acres in area (stms) and sits on the outskirts of the village adjacent open countryside.

Title

The land is registered under title number EX303718

Tenure & Possession

The site is for sale freehold with vacant possession on completion.

Planning

There are no current planning applications. Prospective buyers can make their own enquiries as to the potential planning for any variety of uses.

Method of Sale

The land is for sale by Private Treaty.

OFFERS

Unconditional 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.
- 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 10% deposit paid will be paid on exchange of contracts.



Restrictive Covenants

We are not aware of any restrictive covenants on the site, but prospective buyers must confirm this for themselves with their legal representatives before committing to a purchase.

Services

All prospective buyers are to make their own enquiries as to the location and 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 allotter rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars.

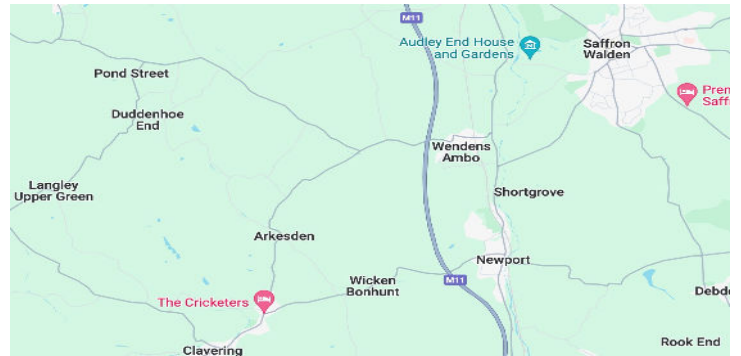
Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property

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.

Viewings

The land can be viewed from the roadside, but all buyers must make an appointment before going onto the land.



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.