



Land adjacent Parkland Fisheries

Prickwillow Road, Isleham CB7 5RG

Guide Price £210,000



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Prickwillow Road, Isleham, Ely, Cambs, CB7 5RG
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Isleham

Isleham is an historic rural fenland village with population of circa 2,500 lying in the south-east corner of Cambridgeshire. It is situated about 6 miles northeast of the racing town of Newmarket, 8 miles from Ely, and about 5 miles from Mildenhall. The A14 is readily accessible providing links to major road networks. The village has 3 churches, 4 shops and 3 Public Houses, a community centre where there are also cricket and football pitches, a Multi-Use Games Area (MUGA) for tennis etc and a skate park. A popular attraction is the nearby Marina. There is a pre-school playgroup and a primary school catering for four and a half to eleven-year-olds from Isleham & surrounding villages.

Description

A parcel of Paddock Land of approximately 7 acres (stms), situated adjacent Parkland Fisheries, lying just to the North of the village. The site benefits from planning permission for the Erection of a stable block and change of use from Agricultural land to Paddock Land, granted by East Cambridgeshire District Council in June 2014 (Ref 14/00370/FUL)

Title & Tenure

The land is registered under Title Number CB348343 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.

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 be made by a black gate at the front of the site 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

Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

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.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 727723.

Email: info@thebovingdons.co.uk.

<https://www.thebovingdons.co.uk>

Energy Efficiency Graph

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