JAMES A BAKER
CHARTERED SURVEYORS

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# Land Adjoining Kings Head

Chapel Road, Ridgewell, CO9 4RU

## Freehold Land for Sale
## Offers Invited
## Sole Selling Agent

- A good sized plot of approximately 1.11 acres subject to the granting of necessary consent
- The site occupies a prominent location within the village and access is obtained via the Kings Head car park
- In close proximity to the popular Ridgewell Church of England Aided Primary School
- Offers Invited on an unconditional or conditional basis

RICS®

020 7557 7844
First Floor, 36 Cranbourn Street, London, WC2H 7AD
london@jamesabaker.co.uk www.jamesabaker.co.uk

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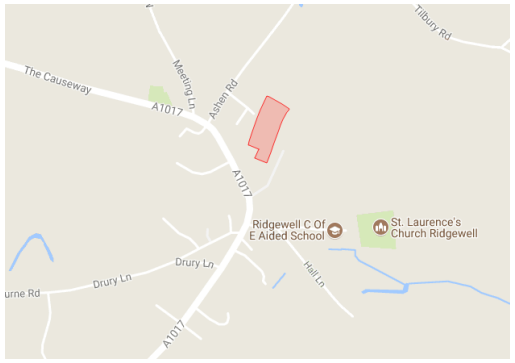

## Location

Ridgewell is a small, picturesque village in North West Essex, located 26 miles south east of Cambridge and 20 miles south west of Bury St Edmunds. This site is nearby the popular Ridgewell Church Of England Aided Primary School and St. Laurence's church.
The land occupies a prominent position within the village and is situated behind the Kings Head public house off the A1017. The surrounding area is made up of a mix of residential dwellings and local amenities.

## Description

This site sits on a plot of circa 1.11 acres. Access to the site is made via the retained Right of Access located on Chapel Road over the Kings Head public house car park which leads towards the land.

Please note that this site sits within the Conservation Area, outside the Green Belt and Flood Zone.

The average price for property in Ridgewell stood at £440,687 in June 2018.

All interested parties are advised to rely on their own investigations and make their own planning enquiries with the Local Authority.

**This opportunity offers considerable scope for alternate use, subject to obtaining the relevant permissions.**

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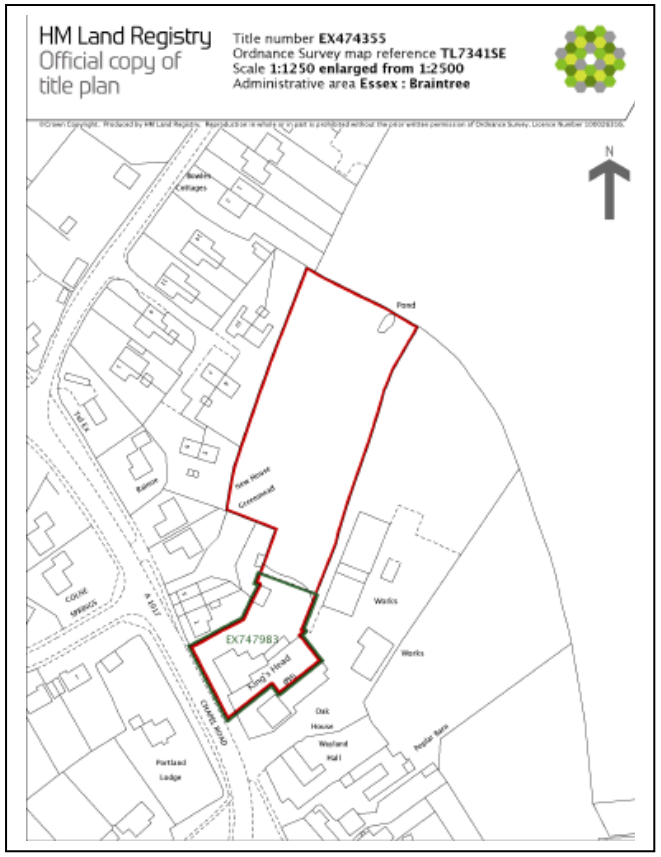


**General Information**

***Tenure***
The site is being sold freehold with vacant possession. Freehold title number is EX474355.

***Access***
There is a benefit reserved in the title EX747983 for a Right of Access made over the King's Head public house car park.

***Services***
Potential purchasers should rely on their own investigations and enquiries regarding the availability of services.

***VAT***
The VAT status of this site is being confirmed.

***Plan***
The images used are for illustrative purposes only.

***Local Authority***
Braintree District Council
Causeway House
Bocking End
Braintree
Essex
CM7 9HB
Tel: 01376 552525
Email: planning@braintree.gov.uk

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**Agent Details**
For further details please contact

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**Director, London**
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