

Land on Cambridge Road

Cambridge Road, Croxton, St. Neots, PE19 6SS



For Sale Freehold Land Guide Price Offers Invited plus VAT Sole Selling Agents

- Plot size of approximately 0.52 acres (0.21 ha)
- Prominent roadside location situated just off the A428 Cambridge Road with strong transport links nearby
- Parcel of land which may be suitable for a variety of uses
- Conditional offers are invited

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Location

Croxton is a village and civil parish in St Neots, with a population of circa 160 residents. It is located approximately 18 miles west of Cambridge and 14 miles north east of Bedford.

The land has a plot size of approximately 0.52 acres (0.21 ha) and comprises an open plan area of grass with a number of trees spread throughout. The site has a mixture of wooden and mesh fencing to its boundaries and an open boundary to the east. The topography of the land is relatively flat with no significant changes of levels on the site.

The land at Spread Eagle is located off the A428 Cambridge Road near the village of Croxton, with current pedestrian and vehicular access available across the eastern boundary via Abbotsley Road.

The land is surrounded predominantly by residential dwellings, the Grade II Croxton Park, a historic park and garden and agricultural land. There is also a petrol station adjoining the north west boundary of the site.

The land represents an exciting development opportunity subject to the necessary planning permission and is likely to be of interest to regional/local builders, investors and developers.



☎ **0121 227 2311**

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General Information

Tenure and Possession

The property is available freehold with vacant possession upon completion.

Method of Sale

The land is to be offered for sale as a whole by private treaty.

Boundaries

The maintenance of the boundary will be the responsibility of the purchaser.

Overage Clause

An overage clause will be applied to the land to enable the vendor to recover a proportion of any uplift in value arising from non-agricultural development. Further details available on request.

VAT

VAT is applicable on the sale of this land.

Local Authority

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.

T: 03450 450 500



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Agent Details

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Disclaimer

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1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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