



Land Adj to Colchester Road , Bures, CO8 5AE

By Auction £8,000

*** Auction starting price £8,000 ***

Cowling & Payne bring to the market this parcel of land that sits on the east side of Colchester Road which links south of Colchester.

This Land is being offered to the market for sale on an unconditional basis and could offer future development potential subject to the necessary planning consent.

We ask all buyer to carry out their own due-diligence/ enquirers as to any permission that will be required for the intended use/ or development for the land in question.

Auction is via Pattinson Auction.

Viewing

Please contact our Cowling & Payne Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.

- LAND FOR SALE
- STARTING PRICE OF £8000
- DEVELOPMENT POTENTIAL (SSTP)
- NICE LOCATION

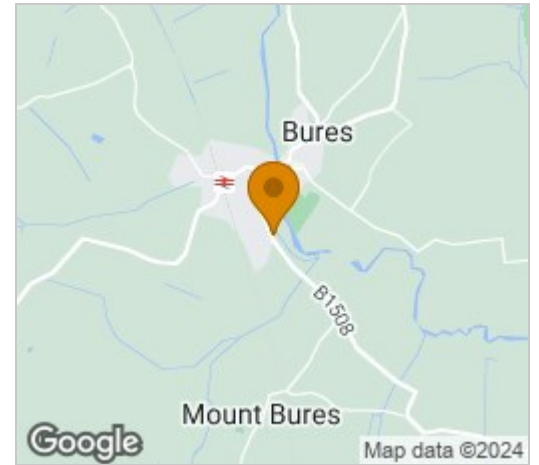


Please note that this is an estimated location of the plot &

Floor Plan

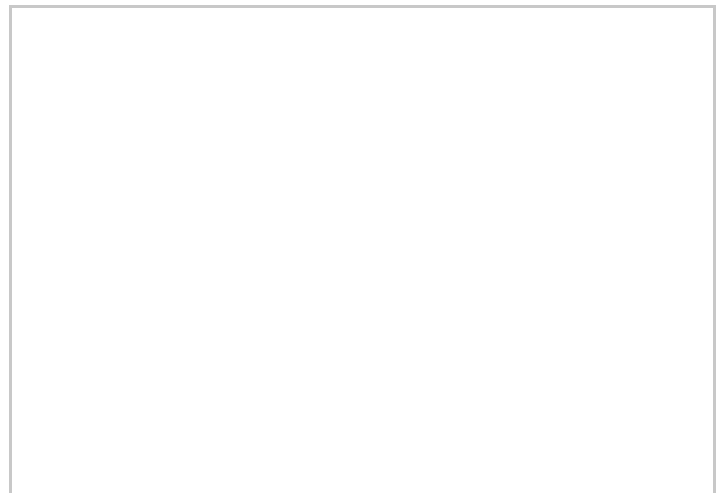
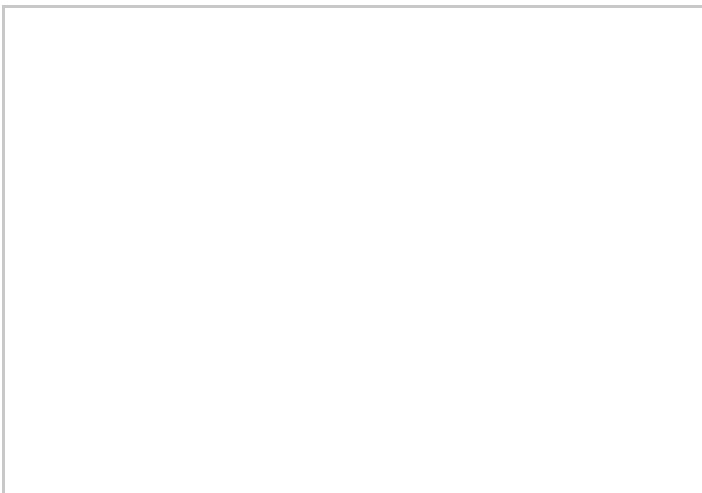
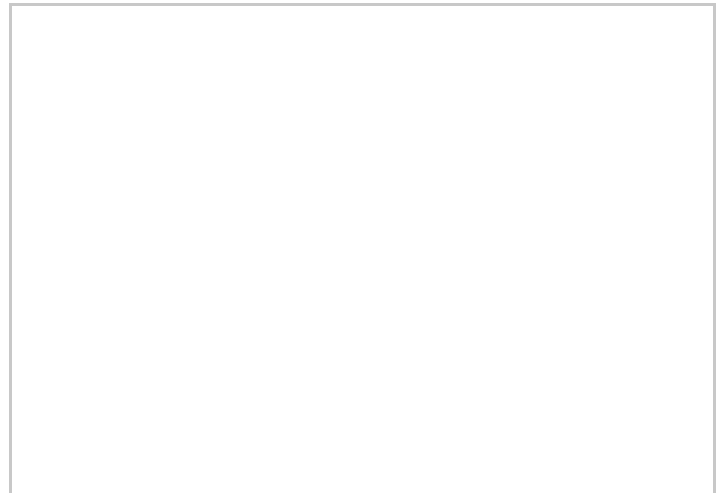


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs 102 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-101) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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.