



Elizabeth Way, Higham Ferrers,  
NN10 8JR



## £180,000 - Freehold

Set on the northern edge of the delightful Higham Ferrers sits the site of 20 part linked garages, spread over 3 blocks and includes parking. There is vehicular access to the site which offers many potential uses including the opportunity of developing a residential dwelling (STNPP). The site measures approx. 0.19 acres and is being sold without planning.

On entering Higham Ferrers, the site can be found on the edge of Elizabeth way. The site can be accessed off a split road on Elizabeth way and provides ample parking for several vehicles which meets the block of 20 garages linked by individual garages and set into three blocks.

There is a substation which is included with the sale of this plot which located on the side with a parcel land at the front.

All viewings and offers must be communicated to the Sole Selling Agents, Newton Fallowell (Stamford).





## Garages 1 - 20 Elizabeth Way

5.15m x 2.49m (16.9ft x 8.2ft)

Approx. measurement per garage

20 garages which have been vacant for several years

## Agent Note

The site has potential to be developed into one housing plot subject to satisfying planning requirements.

The substation is on a lease for 21 years dating from 7<sup>th</sup> February 2014 with a commuted rent of £100

## Title Number

NN219826

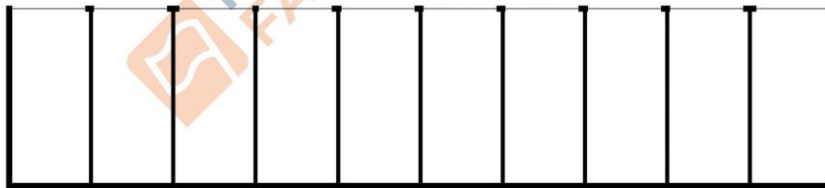
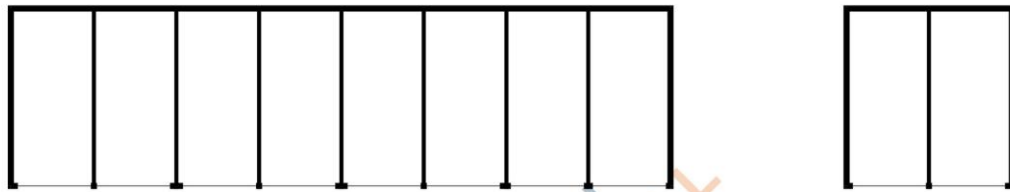
## Local Authority

East Northamptonshire Council



# Floorplan

GROUND FLOOR  
2731 sq.ft. (253.7 sq.m.) approx.



### Council Tax Information

Local Authority: East Northamptonshire Council

### Agent Note

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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**ANTI-MONEY LAUNDERING REGULATIONS:** Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:** Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.