



Augustus Road, Hockliffe, Leighton Buzzard, LU7 9HJ

Offers in excess of £300,000 Freehold

Taylor Land are delighted to offer this long term investment opportunity of a parcel of land approaching circa 1 acre (Subject To Survey) which is currently accessed via Augustus Walk, which also serves 4 existing properties in private ownership.

Opportunity

We have included an indicative image of a potential single dwelling on the site with a large garden. This is for information only and the layout has not been discussed with the local authority.

Method of Sale

Offers are invited on an Unconditional basis and must be supported with proof of funds

Planning History

No applications have been made for this land. General discussions have taken place with planners who 'see the potential for a building plot'

Services

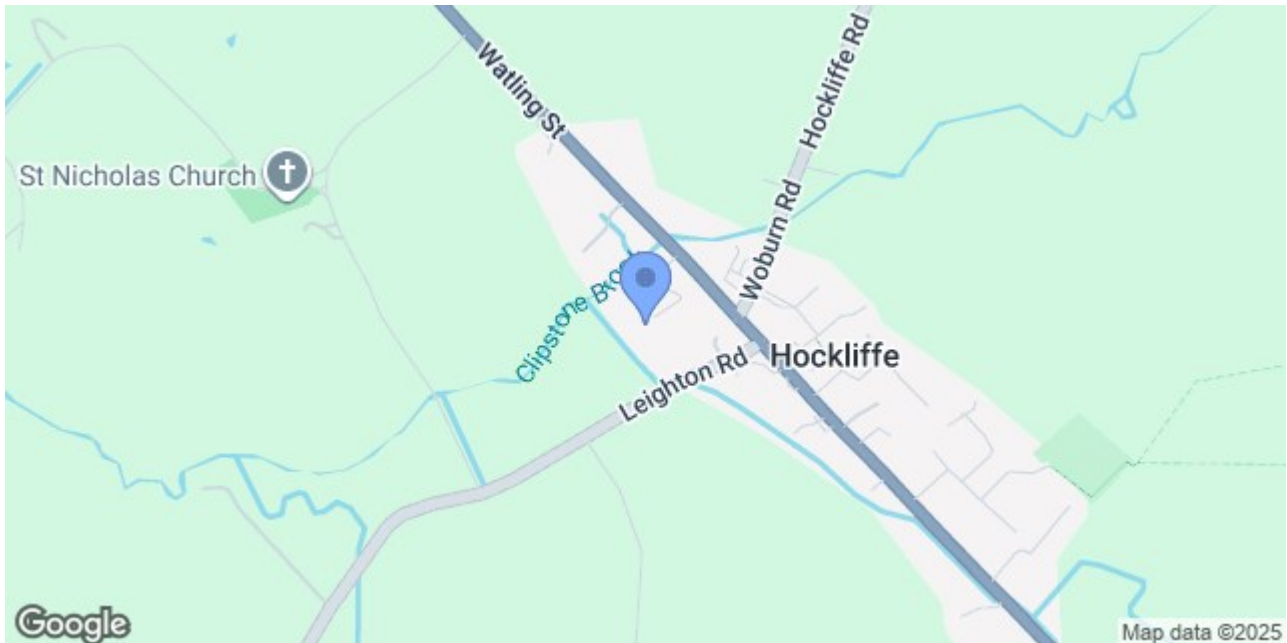
We are advised by the vendor that all mains

services are connected to the site.

Buyers should carry out their own investigations for confirmation of this

Location

Hockliffe is a village in Central Beds that has a range of amenities including a village store and public house. The village is on the junction of the A5 between Dunstable and Milton Keynes and the A4012 between Leighton Buzzard and Woburn.



These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential Ltd has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.

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