



Cottenham Saw Mills, 56a Histon Road, Cottenham CB24 8UD

**TO LET
FOR SALE**

Agricultural Land

**3.41 Acres
(1.38 Hectares)**

DESCRIPTION

Accessed just off the Histon Road, the former Cottenham Saw Mill site provides 3.41 acres of land available for agricultural use.

The site is predominantly grassed surface with small sections of hard standing and a mix of agricultural units in place.

- ✓ 3.41 acres of agricultural land
- ✓ Available on a freehold or leasehold basis
- ✓ Electric supply to the site
- ✓ Accessed via the Histon Road
- ✓ In proximity to the A14 and M11



LOCATION

The former Saw Mill site is located just to the south of Cottenham in Cambridgeshire and is accessed via the Histon Road.

The A14 is in close proximity and can be reached in under 10 minutes providing quick access to M11.

ACCOMMODATION

	Acres	Hectares
Total	3.41	1.38

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

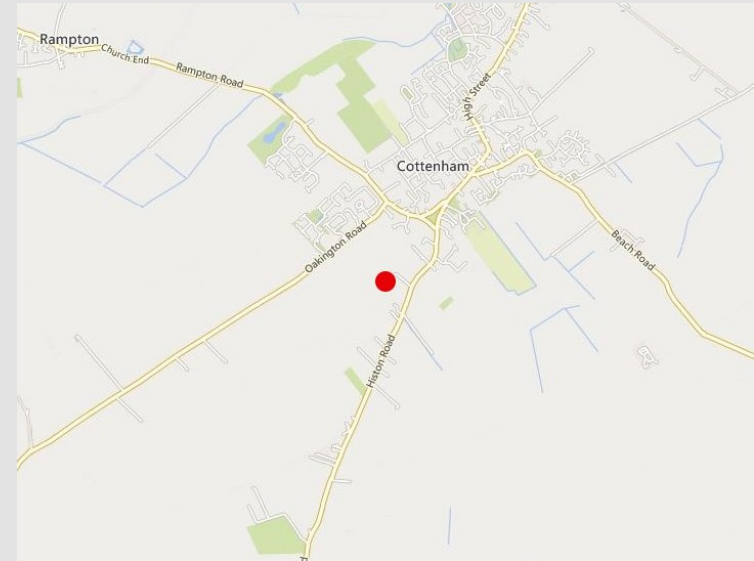
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The site is available on a leasehold or freehold basis on terms to be discussed.

EPC

The site is exempt from an EPC.



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Regulated by RICS 01-Aug-2024

VIEWING & FURTHER INFORMATION

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