



Land at Longmere Lane

Soham, Ely, Cambs, CB7 5EN

Guide Price £600,000

Commercial development site, measuring approximately 1.9 acres (stms). This brownfield site has power and water to the site and requires improvement but offers vacant possession. All enquiries via the seller's sole agent.



Soham - Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge & London. London Stansted airport is a 40-minute drive via the A11.

Description - This is an excellent opportunity to acquire a commercial site which is located along a small track on the northern outskirts of this increasingly popular town. The plot measures approximately 1.93 acres (stms) and is almost equally split between a brownfield site (which was used for car bodywork repairs) and an area covered by vegetation. Our enquiries have confirmed that there is power and water to the site and lends itself to a variety of uses (subject to permissions).

Location - The site sits approximately 100 yards along Longmere lane to the northern outskirts of the town.

Tenure & Possession - The site is for sale freehold, with vacant possession upon completion. The title is registered under title CB476409.

Planning - The site is within the jurisdiction of East Cambridgeshire District Council and all enquiries as to the suitable uses can be directed to their planning department. There are no current planning applications underway.

Method of Sale - The property is for sale by Private Treaty.

Offers - Offers are invited for the freehold purchase of the site. All offers will need to be confirmed in writing to the seller's sole agent and include the following:

- 1 - Any proposed conditions attached to the offer.
- 2 - Proof of funding.
- 3 - Timescales for expected exchange and completion.
- 4 - Proof of ID.
- 5 - Details of Solicitors to be instructed on the purchase
- 6 - Confirmation of 10% deposit paid on exchange of contracts.

Services. - All prospective purchasers are to make their own enquiries as to the location/provision of services. (For information, the seller has informed us that there is water and electricity supplied to the site, but this has not been verified.)

Restrictive Covenants, Wayleaves, Easements & Rights of Way - We are not aware of any restrictive covenants associated with the site, but the land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars. - Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.

Value Added Tax - Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Local Authorities - East Cambridgeshire District Council - www.eastcambs.gov.uk Cambridgeshire County Council - www.cambridgeshire.gov.uk

Viewings - Access to the site and viewings are strictly by appointment via Bovingdons Limited. When onsite, we would ask you to be a vigilant as possible for your own personal safety. - Call 01353 725723 or 07500 115321



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.