



PLOT 45, Quinbury Farm Hay Street, Braughing, SG11 2RE



For Auction-Guide £10,000 to £15,000

*FOR SALE BY AUCTION *

GUIDE PRICE £5,000 TO £10,000

OPEN FOR BIDS PLEASE CALL TO DISCUSS

A PARCEL OF FREEHOLD AGRICULTURAL LAND APPROXIMATELY 0.19 ACRES LOCATED IN THE NORTH EAST HERTFORDSHIRE VILLAGE OF BRAUGHING. AN ATTRACTIVE PLOT THAT MAY OFFER FUTURE POTENTIAL. PLEASE NOTE THERE ARE NO CURRENT PLANNING CONSENTS ON THIS PARCEL OF LAND. Situated in an idyllic village location and originally part of a larger plot of farmland. Sold with the freehold title to the plot.

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

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T: 01908 030127 F: 01604 232627

<https://www.auctionhouse.co.uk/bedsandbucks>

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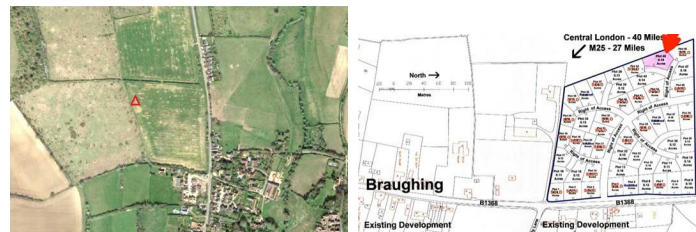
LAND DESCRIPTION

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HOW TO GET THERE

From the M25 Junction 25, head north on the A10 for approx. 16 miles, pass the A120 roundabout and at the next roundabout take the 3rd exit on to the B1368, within a few hundred yards you will find the entrance to the land on your left, opposite no 46 Hay Street. The plot can be found on the north east side of the land,



SERVICES

There are no services connected as far as we are aware

PRICE INFORMATION

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*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures



BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £600 (£500 plus vat)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £600 (£500 plus vat).

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For further information on viewing call 01908 030127