

# FOR SALE

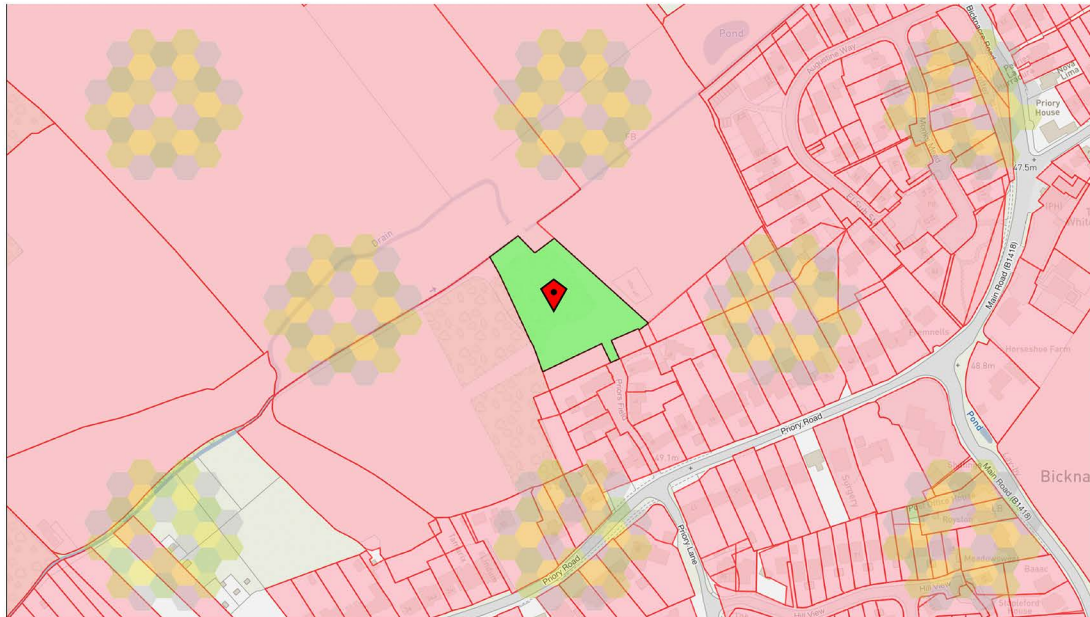
Parcel of Woodland measuring approximately  
1.08 acres (0.43 Hectares)

LAND LYING TO THE NORTH WEST OF PRIORY  
ROAD, BICKNACRE, CHELMSFORD



\*Woodland

\*Pastoral Land



#### LOCATION

A vacant freehold plot of land within a wooded area in a semi-rural location on the outskirts of the town of Bicknacre.

**Area** 1.08 Acres  
(0.43 Hectares)

**TENURE**  
The Property is offered for sale Freehold and is registered under title EX750041.

**Price** £50,000

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The Property is sold subject to any easements, quasi easements, wayleaves or rights of way whether mentioned in these particulars or not.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONTACT

Strictly by appointment via sole agents:

James Dewar  
Tel: 01245 350160  
Email: jim@robertdewar.co.uk



*DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.*

**ROBERT DEWAR ASSOCIATES 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB**

