



£100,000

Offers In Excess Of
Land at Ingram's Well Road, Sudbury

A mature parcel of separate garden land comprising c.0.16 acres (STS) with direct access off Ingram's Well Road. The plot is roughly rectangular in shape and is approximately 11.5m wide by 54.5m in length STS.

The land is situated in an enviable position in an established residential area on one of the best roads in Sudbury and being only a 5 minute walk from the town centre with all its facilities and also 2 minutes walk from the beautiful Belle Vue Park.

The land is considered suitable for development for a single home, subject to all necessary consents.

Offers are sought on the basis of 2 options:

1) An unconditional sale OIRO of £50,000 with the land to include a restriction on the title that should planning be granted and the plot developed or sold then the current owner is to receive an uplift of 15% of the increase in value of the land.

Or,

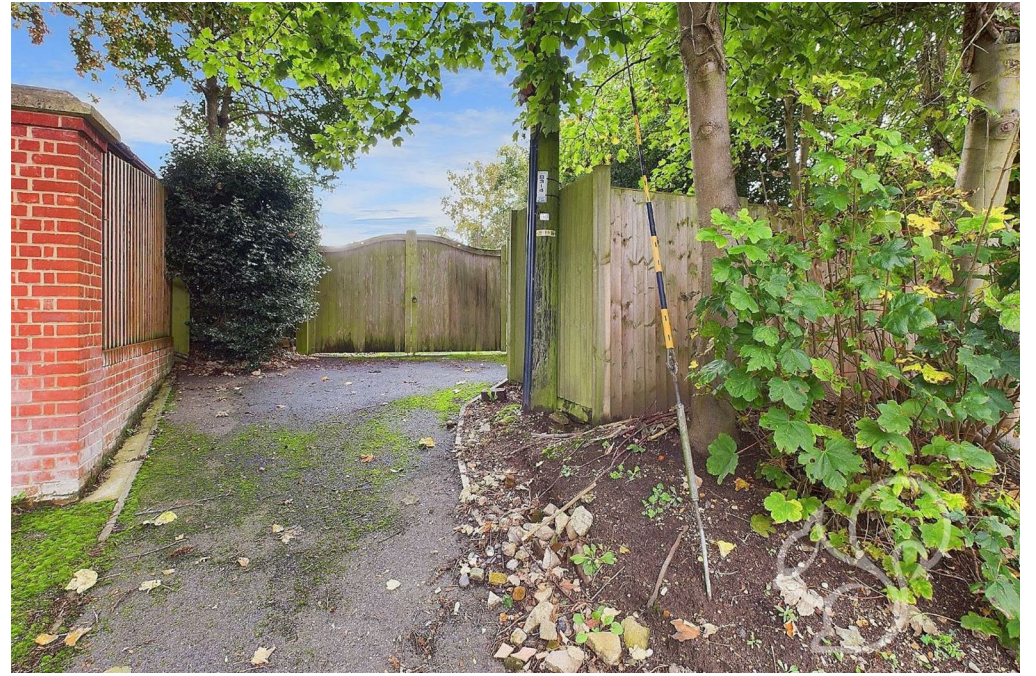
2) A sale conditional upon the receipt of a planning permission with OIEO £100,000.

Offers to ross@arpenconsultancy.co.uk are sought no later than noon on the 15th November 2024.

Please note that site inspections are to be only undertaken with the agent in attendance. Note that any subsequent property sales on the land will be expected to be solely via our sister company Oakheart New Homes.













In association with

oakheart

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