



The Paddocks Cherrytree Lane, Soham Ely CB7 5AW

welcome to

The Paddocks Cherrytree Lane, Soham Ely

- TWO PLOTS AVAILABLE
- 0.5 ACRES (STS)
- MAINS WATER
- BUILDING POTENTIAL
- RARE OPPORTUNITY

Tenure: Freehold EPC Rating: Exempt

£150,000

TWO PLOTS AVAILABLE. This amenity land is APPROX 0.5 ACRES per plot with various mature trees and grassland. Situated just off a byway which is accessible by vehicles and with a 5 bar entrance gate, the land offers a variety of end uses SUBJECT to the necessary approval



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Property Ref:
ELY109063 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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