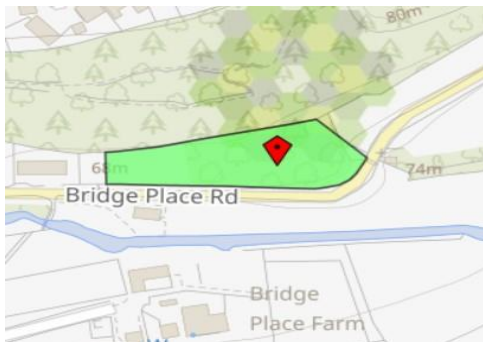


**Guide Price £85,000**



- Approx. one acre parcel of land
- Gated access directly onto lane
- Level and well sheltered by mature woodland
- Mains water and electric in the vicinity
- The land is level in nature
- Fully enclosed and secure



"A parcel of land measuring approximately one acre with direct road access". Secure and fully enclosed the lands lies in the basin of the cam valley and is completely level in nature. Bordered on its southern boundary by Bridge Place Road a quiet rural lane and on its northern boundary by the Camerton coal batch. Mains water and electricity in the vicinity and thought to be easily connected to the site subject to an application with the relevant service providers. The land is well sheltered by mature woodland.

**Tenure:** Freehold

**Council Tax Band:** 3



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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.