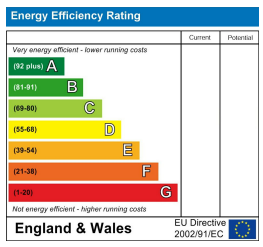


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Great North Road

Buckden, St. Neots, PE19 5XJ

A fantastic opportunity to acquire a substantial freehold plot of land situated on the outskirts of the highly desirable Cambridgeshire village of Buckden. Offered for sale with no forward chain and available via the Modern Method of Auction, this large, regular shaped, predominantly level plot enjoys a sought after position close to established residential homes, excellent road links and the village centre. With no current planning permission in place, the land presents an exciting opportunity for purchasers seeking future potential, subject to obtaining the necessary consents.

Located at Westfield Farm, Great North Road, this impressive freehold parcel of land occupies a prime position on the edge of the ever popular village of Buckden. The plot is generous in size, regular in shape and mainly flat, making it suitable for a variety of potential future uses, subject to the relevant planning permissions and approvals. Positioned close to existing residential development and benefitting from excellent access to the Great North Road, the site enjoys a convenient yet peaceful setting within one of Cambridgeshire's most sought after villages. Buckden is renowned for its thriving community, excellent local amenities, popular independent shops, cafés and public houses, whilst also offering highly regarded schooling, including an outstanding rated primary school within easy walking distance. The village provides excellent transport connections via the A1, making it an ideal location for commuters travelling to Cambridge, Peterborough and beyond. The land is offered with no forward chain and currently has no planning permission, allowing prospective buyers to explore future possibilities subject to obtaining the necessary consents. The property is being sold via the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the auctioneer, iamsold Limited. This method of sale requires both parties to complete the transaction within a fixed timescale and provides greater security for both buyer and seller. Upon acceptance of an offer, the buyer will be required to pay a non refundable Reservation Fee in addition to the purchase price. The Reservation Fee secures the transaction and allows time for exchange and completion. Buyers are advised to make all necessary enquiries regarding planning, intended use, legal matters and associated costs before bidding. A virtual tour is also available for those wishing to explore the site remotely.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

