

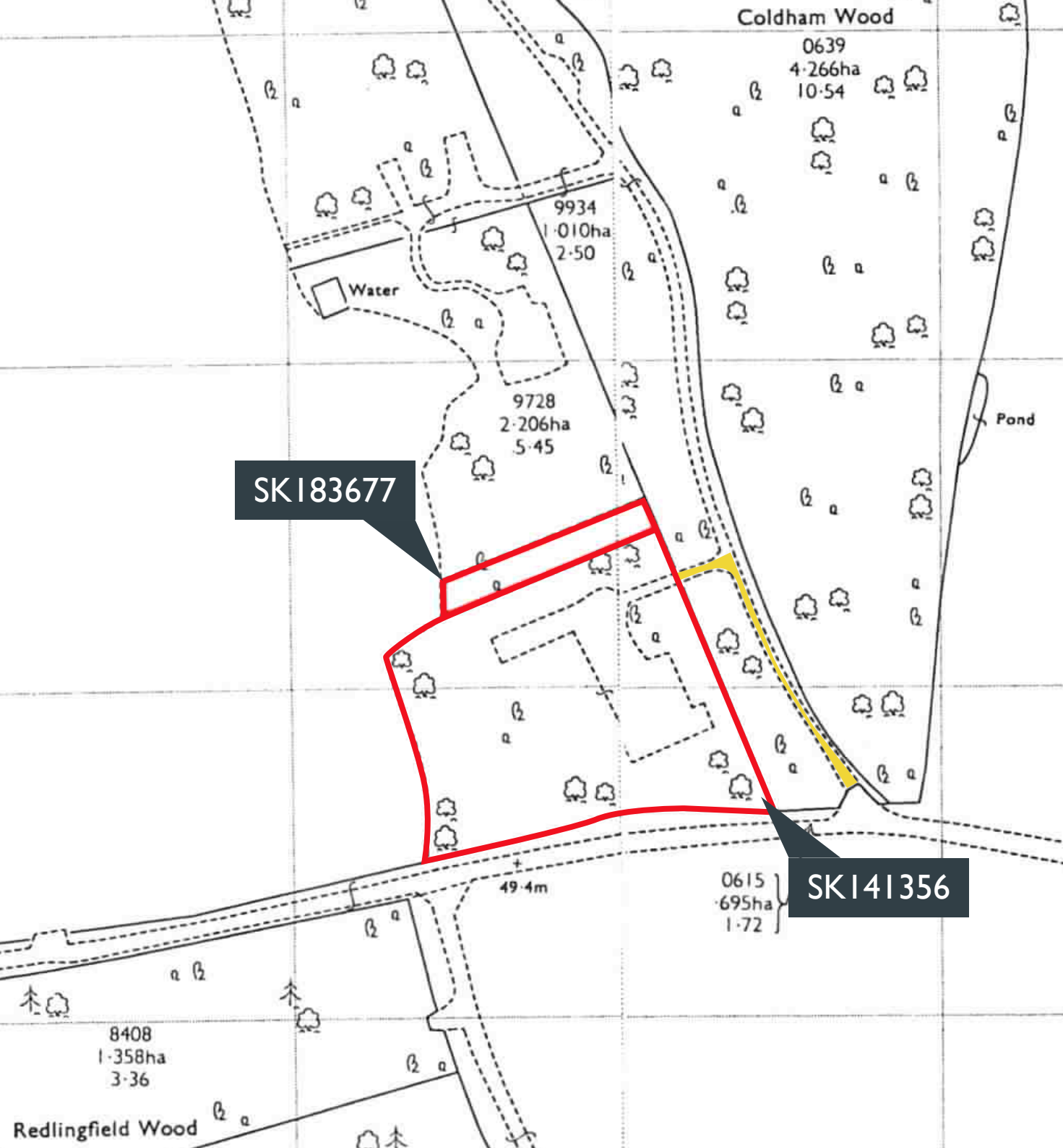
Land for sale



Coldham Hill

Coldham Hill Farm, Denham, Suffolk IP21 5DG





SK183677

SK141356

guide price
£325,000

An extremely rare opportunity to acquire a former Mushroom Farm occupying a site of approx 2 acres (sts) situated in a secluded position a short distance from the town of Eye.

at a glance

- Former Mushroom Farm
- Situated in a secluded position
- Occupying a site of approx 2 Acres (sts)
- Mains water
- Mains electric
- Being Sold by ML Property Consultants Modern Method Auction (BUY IT NOW Option Available) - Reservation Fee Applies
- No Onward Chain
- Suitable for a number of uses subject to planning

The site which has most recently been a Mushroom Farm offers scope for a number of fighter uses subject to planning permission.

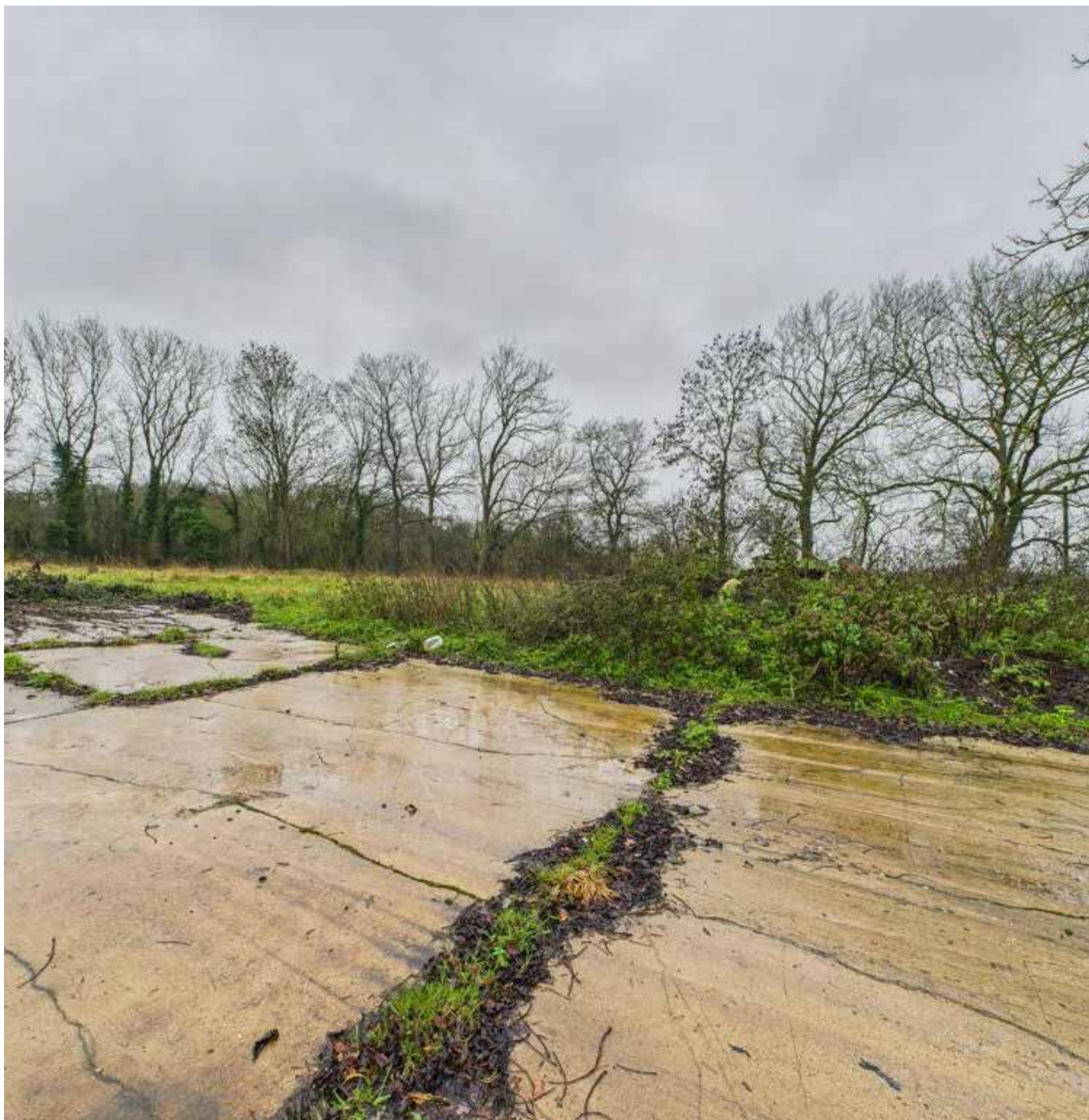
Fully enclosed by a range of fencing, trees and hedging the site will be sold as is consisting of some hardstanding areas, numerous poly tunnels, workshop and a park home (used as an office).

We understand all services are available to the site.



location

Situated in the small rural village of Denham the attractive village of Hoxne offers a variety of amenities including a primary school, shop, pub, church and village hall. Stradbroke also has a primary and secondary school, butcher, baker and offers sporting facilities including a swimming pool, gym, and tennis courts. The market town of Eye has a high school, rated outstanding by Ofsted, as well as an arts centre, several shops, a pub, and a hotel. More day-to-day amenities are found in Diss with vets, doctors surgery and dental practice plus a mainline railway station with regular/direct services to London Liverpool Street and Norwich.



buyers information

This Property is Being sold by ML Property Consultants Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact ML Property Consultants to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the ML Property Consultants Team.



Viewing Strictly by appointment only.



PART OF THE 3 POINT PROPERTY GROUP

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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