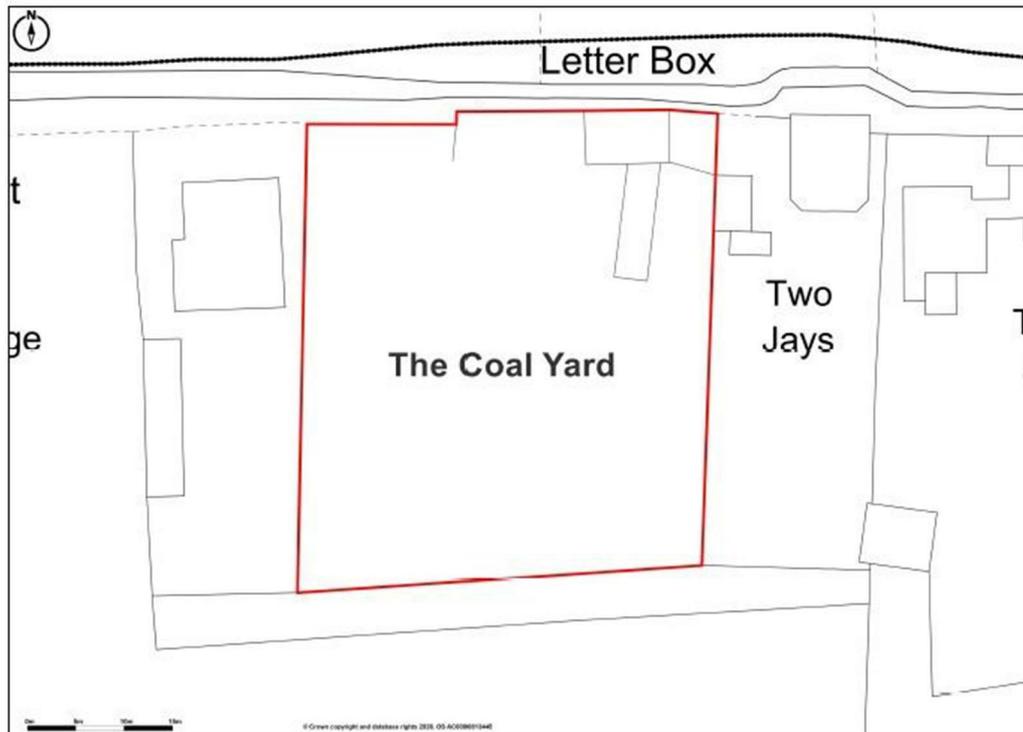


THE COAL YARD, ELY ROAD, WITCHAM TOLL, ELY, CB6 2AA



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Plotial Scale - 1:500, Paper Size - A4

This Plan is for Identification Purposes Only

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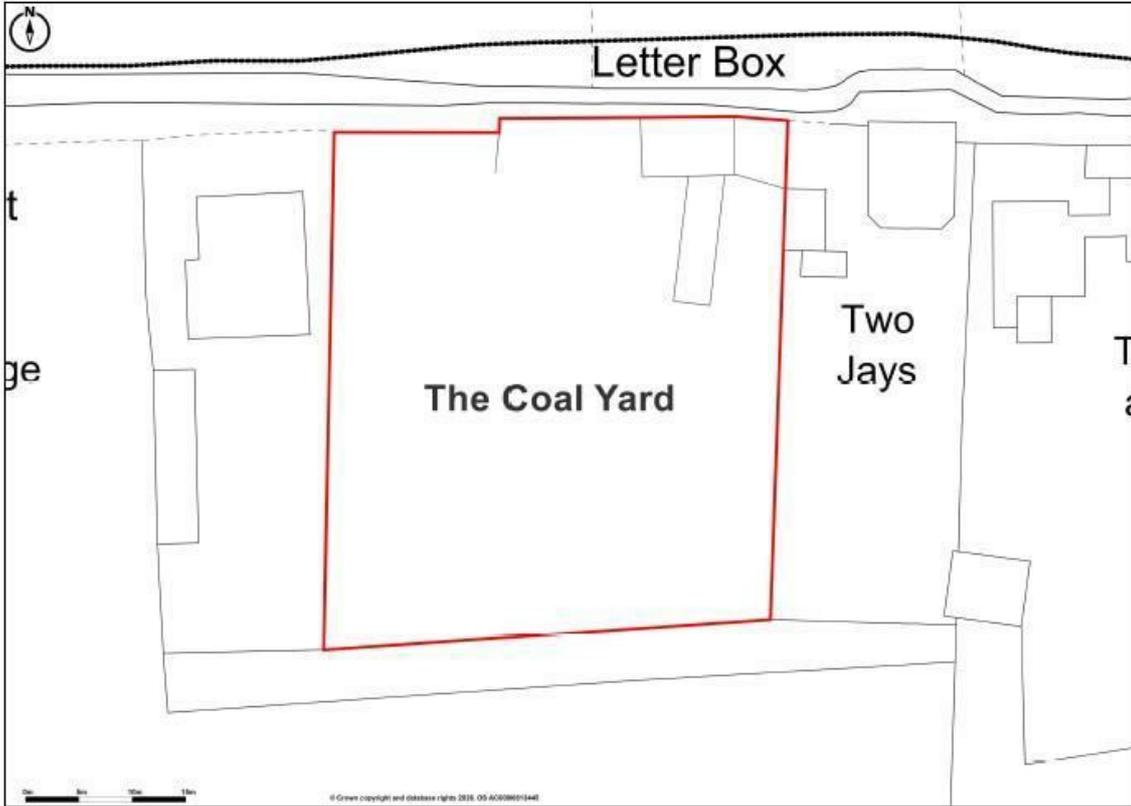
Development Site The Coal Yard Ely Road, Witcham Toll, Cambridgeshire, CB6 2AA

Cheffins offer for sale this potential development site (subject to planning permission being obtained), situated to provide excellent access to the A142.

This plot extends to approximately 0.49 acres (subject to survey) and is offered for sale individually or as part of a combined purchase with the two neighbouring properties Horse and Gate and Two Jays for Offers in Excess of £750,000.

£75,000

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Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)