

Rosedale

NORTHERN MILL INDUSTRIAL ESTATE FIELD ROAD, RAMSEY,



£400,000 GUIDE PRICE

POTENTIAL DEVELOPMENT SITE

- FOR SALE BY INFORMAL TENDER
- APPROX. 2 ACRES (STP)
- UNCONDITIONAL PURCHASE
- TENANTS IN SITU
- POTENTIAL COMMERCIAL OR RESIDENTIAL DEVELOPMENT
- ALLOCATED SITE IN 2036 PLAN HUNTINGDON DISTRICT COUNCIL



PROPERTY HIGHLIGHTS

*** NORTHERN MILL INDUSTRIAL SITE - APPROX. 2 ACRES (FREEHOLD) ***
An excellent opportunity to acquire the Northern Mill Industrial Site, extending to approximately 2 acres. The site comprises the main Mill building with established tenants currently occupying 2 ground floor units, providing an immediate rental income. Located within an established mixed-use area, the property offers significant potential for continued commercial use or future redevelopment-including potential residential or mixed-use schemes, subject to obtaining the necessary planning consents. The property is offered for sale as a whole, including existing tenancy, and is being sold on an unconditional basis.

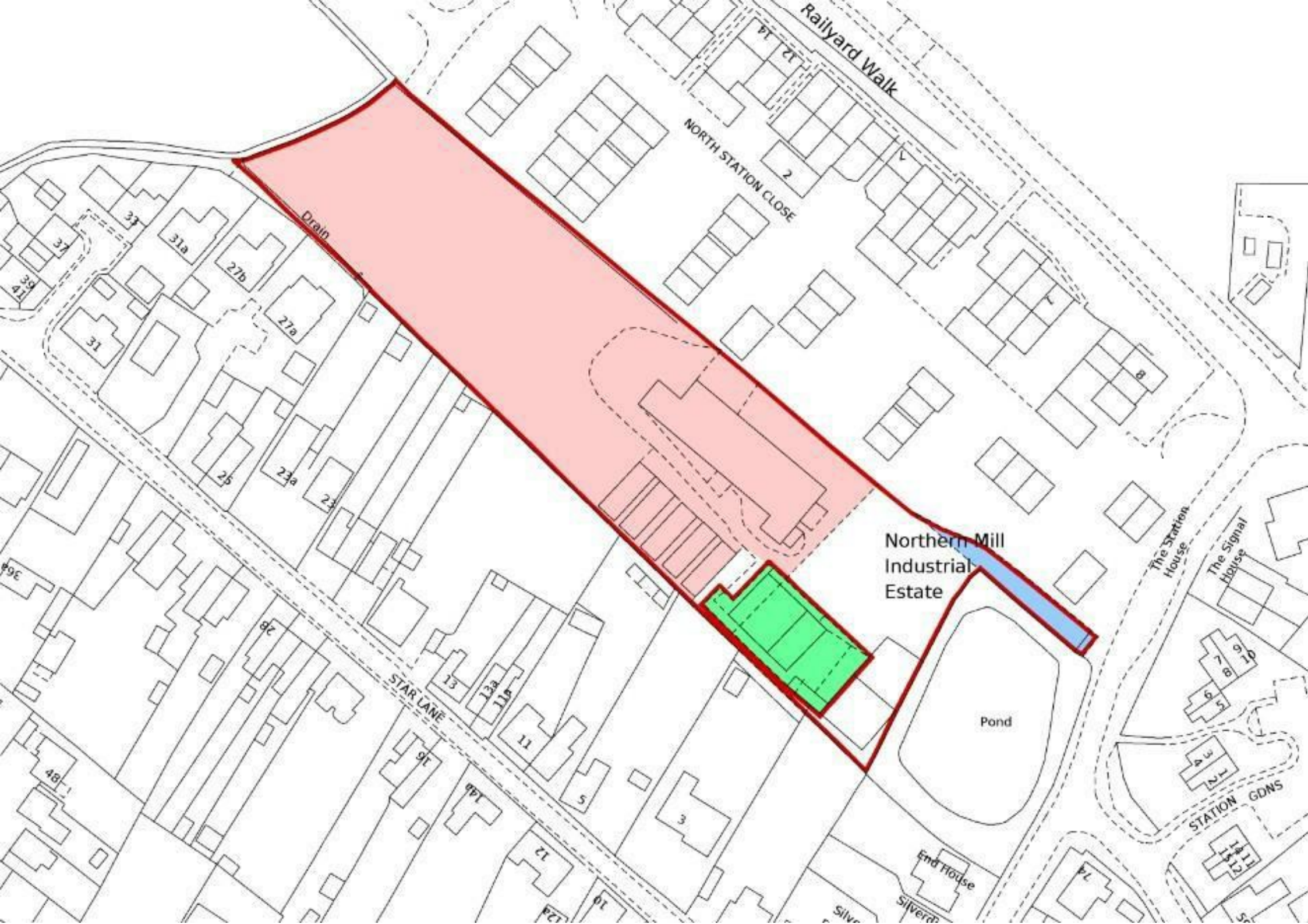
Agents Note - The freehold land show in the red outline title plan is owned by the current seller. The land and workshop show in green is not owned by the current sellers nor available for sale. The owners of the building mentioned in green have a right of access through the front of the site.

0 Bedrooms 0 Bathroom 0 Reception







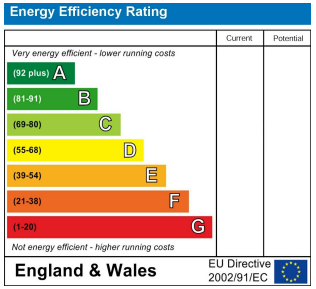

Railyard Walk
NORTH STATION CLOSE
Drain
STAR LANE
Northern Mill Industrial Estate
Pond
The Station House
The Signal House
STATION GDNS
End House
Silverdale
14
12
2
1
8
37
39
41
33
31a
27b
27a
31
25
23a
23
36a
28
13
13a
11a
11
5
3
48
9b
14b
12
10
12a
7
8
9
10
6
5
4
3
2
1
11
12
7a

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** Exempt

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29613742

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

0330 174 4599

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

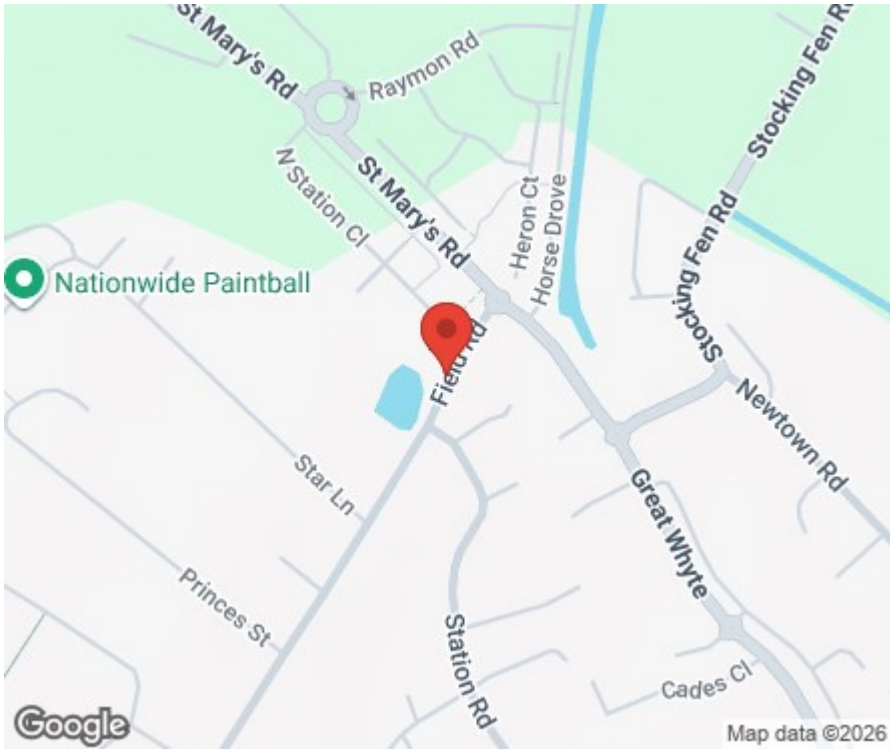
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



Rosedale

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