



Connells

Mangrove Green
Cockernhoe Luton



Property Description

Connells Stopsley present a RARELY AVAILABLE & UNIQUE PLOT located in the sought after Cockernhoe village. Mangrove Green offers a unique opportunity to own this spacious plot, being offered CHAIN FREE to the market. Call Connells today to arrange your viewing to avoid disappointment!

Located in the charming village of Cockernhoe, the property benefits from its proximity to beautiful open countryside, offering scenic walks, cycle routes, and a genuine sense of rural tranquillity. Despite the peaceful setting, essential amenities and schools are close by, making it a practical choice for families and professionals alike.

Mangrove Green enjoys excellent transport connections. Luton town centre and Luton Airport Parkway Station are both within easy reach, providing direct rail links to London St Pancras in under 40 minutes. For motorists, the M1 (Junction 10) and the A505 are easily accessible, ensuring straightforward connections to surrounding towns and beyond.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Paved pathway to front. Laid to lawn. Door to front.

Dining Room

Double glazed window to front. Radiator. Stairs rising to first floor.

Kitchen / Utility

Kitchen:

L shaped fitted kitchen with wall and base units. Stainless steel sink drainer. Plumbing and space for appliances. Space for fridge freezer. Double glazed windows to rear.

Utility:

Double glazed windows to side and rear.

Lounge

Double glazed windows to front and rear. TV point. Radiator. Electric fireplace.

Landing

Double glazed window to rear. Radiator. Loft Access

Bedroom Two

Double glazed window to front. Built in cupboard. Radiator.

Bedroom Three

Double glazed window to front. Radiator. Built in cupboard.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Radiator. Partly tiled, Double glazed window to rear.

Outside

Garage

Accessed via separate external entrance. Stairs rising to first floor.

Bedroom One / Workshop

Double glazed window to front.

Bedroom Four / Store Room

Double glazed window to rear.

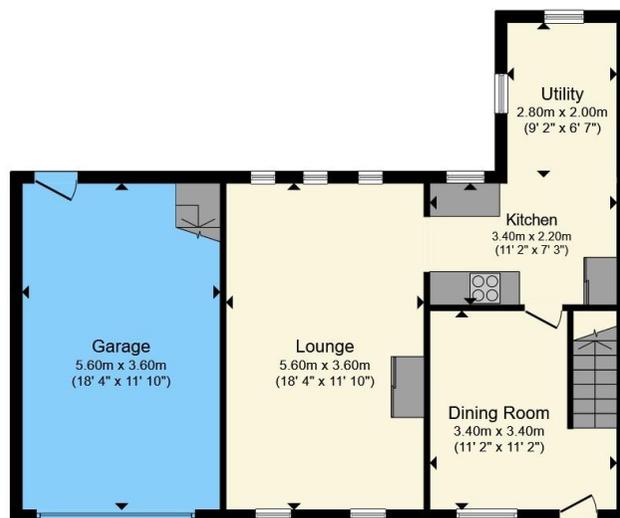
Rear Garden

Paved patio area. Laid to lawn. Pond.

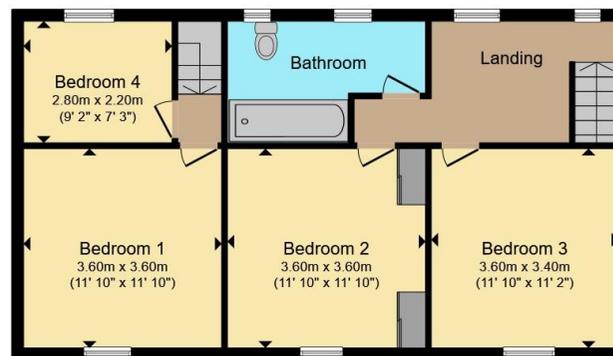








Ground Floor



First Floor

Total floor area 133.2 m² (1,434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STP308245



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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