

GUIDE PRICE

£8,000

BIDDING DEPOSIT

£1,290

DIGITAL AUCTION DATE

14th October 2021

BY ORDER OF



Land at Abbotsley Road, Croxton nr St Neots, PE19 6SZ

Freehold vacant land of approximately 0.165 hectares (0.408 acres)

Bid1.

Property Summary

- Freehold
- Vacant land
- Good road frontage
- Easy access onto A1 and to Cambridge

Location

St Neots a small town lying on the River Great Ouse, alongside the A1 south of Huntingdon and west of Cambridge, at the junction with the A428 Cambridge Road. Croxton lies to the east of the A1/St Neots junction, alongside the A428 at a busy staggered junction with Abbotsley Road leading off the south.

Description

The property comprises a vacant and heavily overgrown site with good frontage to Abbotsbury Road, situated to the rear of the site of a former roadside inn. The land forms part of a larger site that contains an active transformer which is being retained by the vendors. Please refer to the legal pack for further information.

The purchaser will be required to erect a boundary structure at their own cost upon completion. UKPN will retain cable rights over parts of this land. Refer to legal pack for further details.

Note

A buyer's premium of £450 inclusive of VAT for legal fees and £360 inclusive of VAT for surveyors fees as set out in the special conditions of sale will be payable by the purchaser upon completion.

VAT

VAT is not applicable

Tenure

Freehold with vacant possession



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