

FOR SALE

 KirkbyDiamond



Land At Robin's Hanger & Pooh's Corner
Little America Industrial Estate
Moor Road
Great Staughton
St Neots Cambs PE19 5BJ

Approx 7.11 Acres Of Potential
Commercial / Leisure Land

Location

The premises are located on the Little America Industrial Estate at Great Staughton in a rural setting some 6.2 miles from a junction with the A1.

Description

The property comprises of two contiguous parcels of land lying to the east of Moor Road opposite to the entrance to the Little America Estate. The north section of the 2 parcels extend to approx. 1.628 hectares (4.02 acres) and is partially hard surfaced.

The southern section known as Pooh's Corner is approximately 1.299 hectares / 3.09 acres. This has a concrete track along its perimeter. There are no occupiable buildings on the site, but there is evidence of former use may relate to historic use during WWII.

Therefore, the land is being sold with vacant possession and with no planning permission. However, there is possible hope value for which usage such as storage or leisure use.

Terms

The premises are to be sold on a freehold interest at offers in the region of £275,000 exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

DISCLAIMER

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Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation

Site Area 2.877 Hectares 7.11 Acres

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.

Viewings

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