



Exning, Suffolk

Pocock + Shaw

Land off Burwell Road
Exning
Newmarket
Suffolk, CB8 7EZ

An exciting opportunity to purchase a parcel of amenity/garden land on the outskirts of the popular village of Exning.

Guide Price £22,500



Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

This plot of amenity/garden land is located behind 161 and 163 Burwell road Exning and is approached via a small track between these two properties. The land enjoys a vehicular right of way along the track for access. There are a number of other parcels of land within the vicinity under different ownership.

The land measures approximately 35ft wide by 145ft long

Please note there is an overage clause of 30% for 25 years.

What3Words

beard.pads.sofas

Services

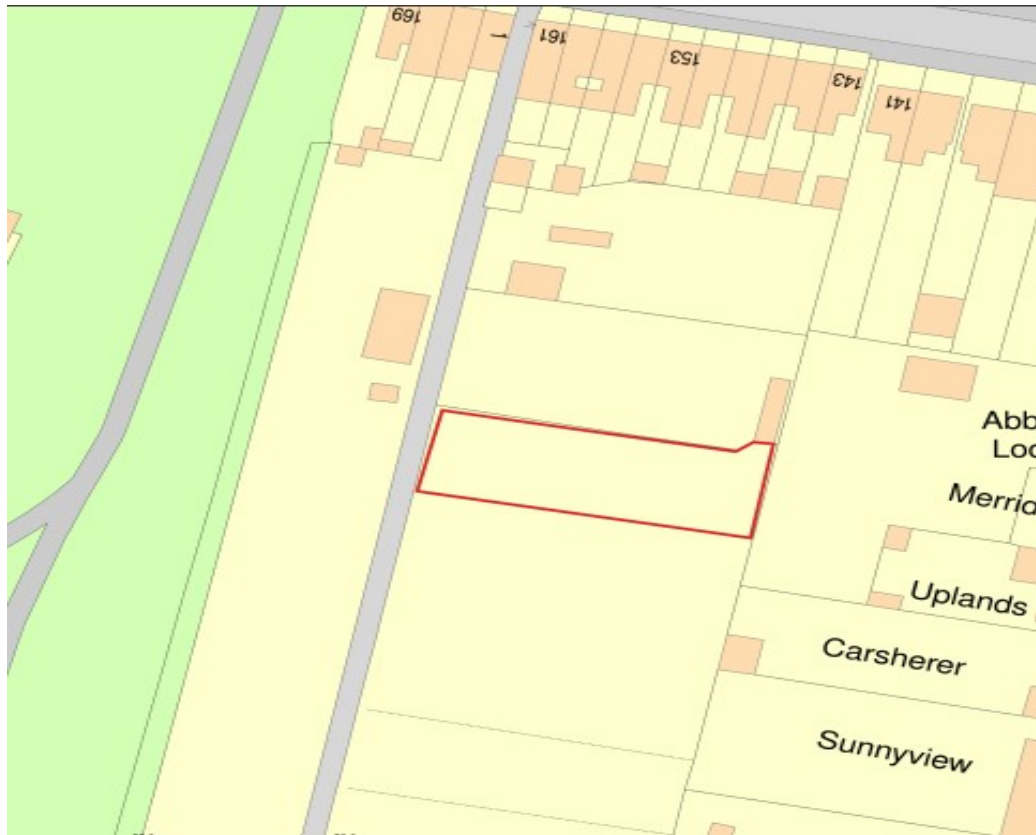
No services are connected.

Council District

West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





Approximate boundary illustration

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

