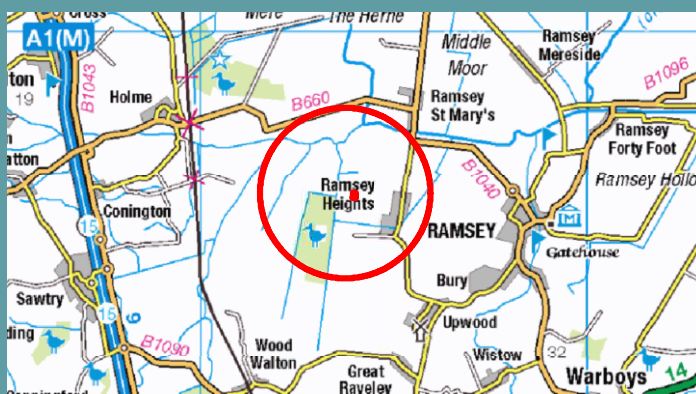


# 2.73 acres of Land at Middle Drove, Ramsey Heights, Huntingdon, Cambridgeshire, PE26 2RG

Guide Price £15,000-£20,000

To be sold by PUBLIC AUCTION Wednesday 6th December 2017 at 2:00pm  
at: Cheffins, Clifton House, 1-2 Clifton Road, Cambridge CB1 7EA



## DESCRIPTION

An opportunity to purchase a single block of land extending to 2.73 acres, situated in a quiet rural location on the edge of the village of Ramsey heights.

The land is currently laid to grass and being used for grazing purposes. The parcel is flat and level, bordered on three sides by drains, and on its southern side by a low hedge.

The land benefits from a 14ft wide right-of-way, marked A-B on the sale plan, which connects this and Middle Drove. This access is marked by a line of timber posts with white tape between. Please refer to the Auction Legal Pack for details.

## LOCATION

Upon entering the village of Ramsey Heights from the south, continue along Ugg Mere Court Road and Middle Drove will be found on the left hand side. Continue along Middle Drove almost to the end, where the land can be seen on the right hand side (north of middle Drove) marked by a "For Sale" board.

The Village of Ramsey Heights is situated approx. 1 mile to the west of the main town of Ramsey. Ramsey benefits from a

range of shops, facilities and services which serve a large number of villages around the town.

## GENERAL REMARKS & STIPULATIONS

The land is sold subject to wayleaves, Covenants and Rights of Way that may exist. All sporting, timber and mineral rights are included within the sale in so far as they are owned. Please refer to the Auction Legal Pack for details.

Drainage rates are payable to the Internal Drainage Board and Middle Level Commissioners. Please refer to the Auction Legal Pack for details.

**JOINT AGENTS:** Cheffins

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Birketts Solicitors, 22 Station Road, Cambridge, CB1 2JD  
**Tel:** 01223 326600 Ref: EC

**VIEWING:** Strictly by appointment through **Bryant Land & Property Tel 01223 842675** or **Cheffins Property Auction Dept: 01223 213777**



## Bryant Land & Property

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