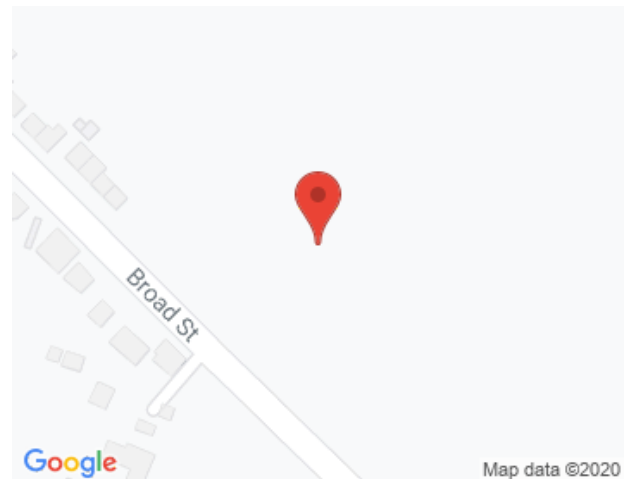


## Clifton, SG17 By Tender, Freehold



5.3ha/13 acres of Land with Outline Approval for up to 80 Dwellings. The site is located adjacent to open countryside with far-reaching views.





Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

5.3ha/13 acres of Land with Outline Approval for up to 80 Dwellings. The site is located adjacent to open countryside with far-reaching views and the location has excellent transport links with convenient access to the A1 and close proximity to Arlesey Railway Station with frequent trains to London Kings Cross.

### DESCRIPTION

Situated to the rear of 81-111 Broad Street, a level site of 5.3ha (13 acres) of agricultural land with a proposed access from Broad Street. The western boundary is formed by existing residential development and the eastern by open agricultural land.