

Balmforth

Estate Agents, Valuers & Letting Agents



Land On Fen Bank Road, 9 Prickwillow Road,
Isleham, Ely, Cambridgeshire, CB7 5RG

£50,000

We are offering for sale a FREEHOLD parcel of land for MOORING purposes. The land will have a 50ft water frontage and include the land to the rear as indicated in the drawings.

The land consists of two freehold titles. The mooring title which is alongside the river and has a width/frontage of 50ft and a depth of around 60ft including the river bank. There is then a right of way along the river bank together with a further parcel of land in the adjacent field. This second area of land is again around 50ft wide and 60ft deep. The sale will consist of two separate land registry titles for each part of land.

Although there are no services on the land there are water and electricity close by which could be organised with the adjacent owners.

The mooring is subject to standard riparian rights and normal regulations for the ownership / mooring of a boat will apply and will need to comply with environmental agency regulations.

Neither parcel of land has any planning consent and purchasers will be required to make their own enquires.

The method of sale will be by a normal solicitor freehold land sale.

AGENT NOTES:

The two parcels of land are accessed by a long private driveway and it is not possible to externally view the

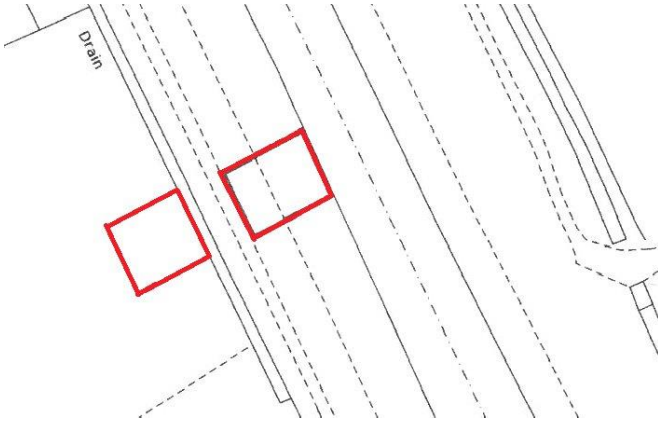
land without accessing this private drive which can only be done strictly by appointment only.

!!Location!!

Isleham village has many local amenities these include:- a small Co-op supermarket, village stores, primary school, three public houses and three churches. The nearby towns of Newmarket, Ely and Mildenhall are well served by a larger variety of shopping amenities together with schooling for all age groups and recreational facilities.

!!Viewing!!

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk



Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



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Area Guides



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a valuation of
your property

**NO EPC
REQUIRED**



FBM240384



DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>