



6 WEEK COMPLETION



SITUATION

Located in a picturesque village on a country lane approximately 1½ miles to the west of Whitwell, being approximately 6 miles south of Hitchin which is 5 miles west of Junction 8 of the A1.

PROPERTY

A Triangular Piece of Land adjacent to a terrace of attractive cottages and approached via a wide-drive in on which there is erected an open fronted corrugated metal nissen hut (10'6" x 16').

ACCOMMODATION

Approx Frontage	102 ft
Area Approx	4,950 sq ft

Triangular Piece of Land with Development Potential (subject to all necessary consents)

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: Previously let on licences for car parking to adjoining owners but and no rents have been collected for approximately 6 years and the land is offered subject thereto.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts