

**IN SAME FAMILY OWNERSHIP  
FOR OVER 60 YEARS  
6 WEEK COMPLETION**



**SITUATION**

Located diagonally opposite the junction with Dowsett Lane in the quaint village of Colliers End which lies approximately 3 1/2 miles north of Ware and 7 1/2 miles west of Bishop's Stortford with good connections via the A10 to the M25 (Junction 25) with central London 14 miles to the south. Train services to London Liverpool Street from Ware Railway Station take approximately 45 minutes.

**PROPERTY AND ACCOMMODATION**

Situated on a **4.7 Acre Approx Site with 406 ft road frontage and long driveway to an unoccupied Detached Bungalow** comprising:

- 7 Rooms
- Kitchen
- Bathroom
- WC

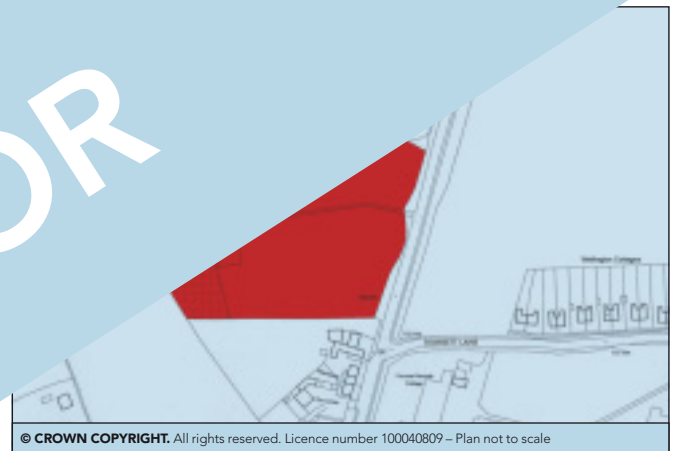
**Plus a Single Garage, Garden and Outbuildings**

Room

**VAT is NOT payable in respect of this property**

**FREEHOLD offered with vacant possession**

**Note: There is no planning permission for the property (or part of it) to be used for residential purposes.**



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**SOLD PRIOR TO AUCTION**

**LOW**  
**Amount**

...ing with this property are  
**TT and SOPHIE TAYLOR**

**JOINT AUCTIONEERS**

George Ellis & Sons, 13 Ducketts Wharf, South Street,  
Bishop's Stortford, Hertfordshire CM23 3AR  
Tel: 01279 757 000. Ref: J. Chamberlain Esq

**VENDOR'S SOLICITORS**

John Bays & Co. - Tel: 020 8881 3609  
Ref: J. D. Bays Esq - Email: law@johnbays.co.uk

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