



Walden Road

An opportunity to purchase 10.75 acres of grass paddock land known as land at Springwell Place.

Guide Price:  
£100,000

Walden Road, Little  
Chesterford, CB10 1UE



The official copy is incomplete without the surrounding area map.

For sale is a large parcel of grazing land suitable for number of purposes but presently being used as paddock land extending to 10.75 acres situated of Walden Road, Little Chesterford conveniently located for access to nearby villages, Saffron Walden and Cambridge.

On site available from the vendor are mobile stables, tractor plus equipment, caravan, mobile shelter, quad bike and fencing posts.

The field has mature hedgerow boundaries and access to the land is via a right-of-way across the track leading from Walden Road.

**TENURE** Freehold with Vacant Possession on completion.

**ACCESS** The purchaser will have a right of way over the access track hatched blue on the attached plan. Access will be for the purchasers' own use to pass and repass with vehicles at any time.

The purchaser contribute 50% towards all future costs of maintenance of the track.

**RESTRICTIVE COVENANTS** - None

**TENANT RIGHT & DILAPIDATIONS** - There will be no Tenant Right. The Purchaser will make no claim for dilapidations of any description.

**SERVICES** - There are no services connected.

**OVERAGE** - The land is subject to an Overage based on 20% of any uplift in value following the grant of planning permission for development other than for agricultural, equestrian or forestry purposes. The Overage period is 80 years.

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