



Keith
Ashton Land & New Homes

Nine Ashes Road, Nine Ashes
Ingatestone



Paslow Common Farm Nine Ashes Road, Nine Ashes, Ingatestone, CM4 0JY

This property comprises 3 main components, a residential detached house, along with an agricultural plot and a commercial site (B8/B1) with the benefit of hardstanding and fencing to the perimeter. The house comes with 3 bedrooms and an extensive garden area. The house would benefit from modernisation and extension (STPP). The commercial area is occupied under various licenses and has several warehouse buildings along with open storage. The agricultural land is vacant land which may offer potential for alternative uses, subject to all necessary consents and access being obtainable.

ACCOMMODATION

Residential site = 1.400 acres (0.566 hectares)

Commercial site = 1.444 acres (0.584 hectares)

Agricultural site = 0.656 acres (0.266 hectares)

Total site area = 3.5 acres (1.416 hectares)

We have measured the site using digital mapping. The red lines shown on aerial images are indicative only. Buyers should satisfy themselves as regards site area and boundaries.

VAT

We understand that the sale price will not be subject to VAT.

LEGAL COSTS

Each party to pay their own legal costs incurred in this transaction.

TENURE COMMENTS

The property is to be sold freehold, subject to existing tenancies/licenses on the commercial land. Further details on request.

Asking Price £2,250,000

SERVICES:

Local Authority: Ingatestone

Council tax band:

Post code: CM4 0JY

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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