

FOR SALE WITH VACANT POSSESSION

On instructions of
ATS Euromaster

Station Road,
Saffron Walden,
CB11 3HL

- Freehold for sale with vacant possession.
- A large site with good potential for residential development or ideal for owner occupiers.
- Located on a main road in a residential area close to schools and local amenities, walking distance to the town centre.
- Circa 0.37 acres (0.15 ha)
- Offers in excess of £575,000 excl. VAT are invited on an unconditional basis STC.



Hartnell
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SUBJECT TO CONTRACT

FOR SALE

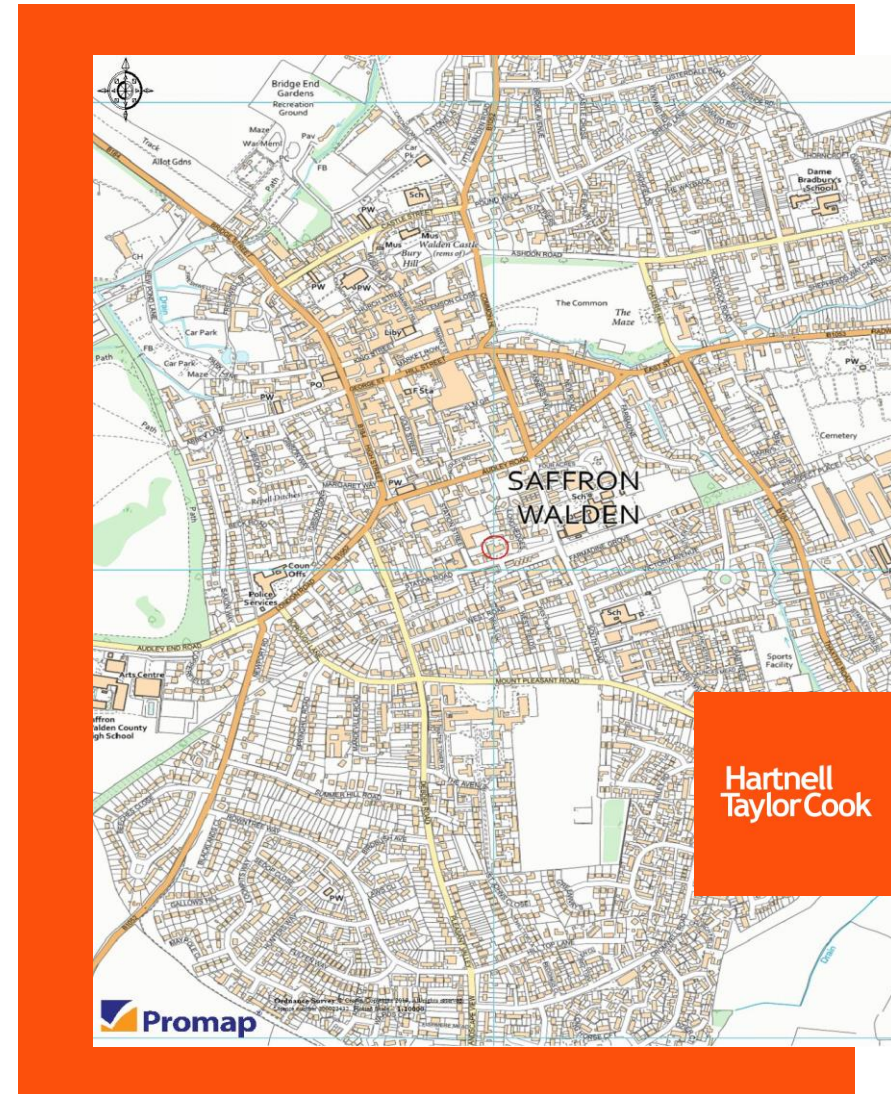
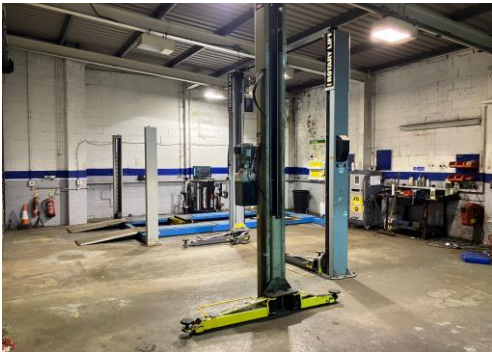
Station Road, Saffron Walden, Essex CB11 3HL

Location

- Saffron Walden is a market town in Essex, approximately 15 miles south of Cambridge and 43 miles north of London. The town is well-connected by road, with the M11 motorway providing a direct route to London and Cambridge. Other main road networks nearby are the A11 and A120, providing excellent access to the surrounding areas to the north and east.
- The nearest railway station is Audley End, approximately 2 miles away, offering services to London Liverpool Street with the quickest journey time being around 1 hour.
- The property is situated on a main road in a residential area, a short distance to the south of the town centre, close to local schools and other amenities.

Description

- The property comprises a building of brick and block construction with a flat felt roof and 2 main workshops, with a reception area at the front. The rear workshop is of timber construction with a double-pitched timber trussed roof with metal sheet covering. There are 7 parking spaces on the forecourt and further large yard space, with some derelict storage huts, at the rear.



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Accommodation

Reception/Staff/Office	689	64
Workshop	3,410	316
Total	4,099	380.80
Site Area	0.37 acres	0.15 hectares

Rates

Rateable Value:	£32,000
UBR:	49.9p
Rates Payable:	£15,968

All parties are encouraged to make their own enquiries with the local authority, transitional relief may apply.

Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

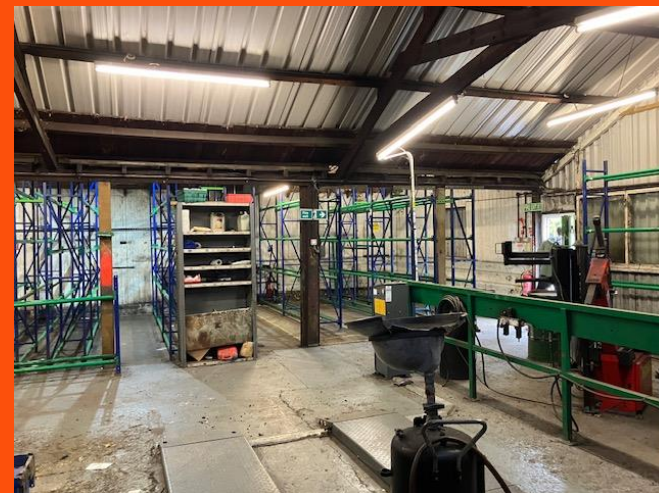
Price

Offers in excess of £575,000 (Five Hundred and Seventy Five Thousand Pounds) excl. VAT are sought on an unconditional basis, subject to contract.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plan
- EPC Certificate
- Asbestos Survey



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Sale by Informal Tender

The property is being offered for sale by Informal Tender and offers will be sought on an unconditional basis. Proposals are to be in accordance with the bidding pro-forma which will be provided via HTC, the sole agents.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

Contact

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