Land to the north side of Fordham Road Freckenham IP28 8JB
£60,000
This rarely available parcel of land extending to around 4 acres (sts) is located on the Western side of the village of Freckenham. The land currently has agricultural use and is let informally to a local farmer.

The land is outside the permitted development envelope of the village and the residential development is therefore extremely unlikely. Prospective purchasers are required to make their own planning enquiries into any permitted uses and any proposed works.

The land is of good quality, level and well drained. It is located approximately 100 yards outside of the village and fronts onto the northern side of the Fordham road.

The land has a frontage of approximately 295ft onto the Fordham Road and approximately depth of 755ft.

The current tenant will be occupying until 31st August 2017.

Prospective purchasers will be required to make their own enquiries regarding service rates and any other legal restrictions.

VILLAGE AND LOCAL AREA
Freckenham is a small picturesque village with its own village hall, a popular public house with restaurant and a church. It is within close reach of the market town Mildenhall which offers a range of amenities including supermarkets and shops, several banks, a public swimming pool, schools and recreational facilities. The nearby regional towns of Newmarket (10 miles), Bury St Edmunds (12 miles) and Thetford (11 miles) have an extensive and more diverse range of facilities.

Mildenhall is also approximately 2 miles from the A11 Fiveways roundabout which allows easy access to Norwich to the North East and to Cambridge and London to the South and South West by joining on to the A14.

VIEWING
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents T: 01638 711171 E: mildenhall@balmforth.co.uk

DIRECTIONS
From Mildenhall Market Place proceed past St Marys Church out of Mildenhall to Worlington. Proceed through Worlington to the village of Freckenham, proceed into the village and as the road bears right proceed past the Golden Boar continue over the brow of the hill following the Fordham road and land will be on your right hand side a short distance up.
DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding marketing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes please notify your estate agent.