



# Land at the Seven Wives, St.Ives

## Freehold

## Freehold Offers Invited ex VAT (if applicable)

Land at the Seven Wives, St.Ives, Houghton Road, St.Ives, Huntingdon, PE27 5RF

### AT A GLANCE

- Site Area- 0.146 acres (approx)
- Open land for storage or parking
- Residential or commercial development opportunity (stpp)
- Space for around 30 car parking spaces
- Potential rental income or occupation
- Land located off busy intersection of Houghton Road and Ramsey Road

### Viewing And Further Information

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## PROPERTY

This parcel of land is situated directly off Houghton Road (A1123).

The open parcel of land provides dropped kerb to the highway and space for around 30 car parking spaces.

The land benefits from a central tarmac covering and is measured as 48m long and 13 m wide.

The land has existing boundaries with walled bricked wall, fencing to the side and concrete bollards to the front.

The plot size is estimated at 0.146 acres.

(All measurements are taken from digital mapping and are provided as an estimate and guide only)

## PLANNING

We are advised that the site is not situated within a Conservation Area.

Prospective purchasers are advised to make their own enquiries to [Huntingdonshire District Council](#) or on 01480 388388.

## MEASUREMENTS

The area of the site, as measured from digital mapping, is approximately 0.146 acres (approx).



## THE BUSINESS

The land provides an opportunity for rental income from the many car showrooms surrounding the property, or for storage purposes.

There may also be development potential for alternate uses (stpp).

## RATES & CHARGES

Currently not applicable.

Interested parties should make their own enquiries with the relevant local authority.

## TENURE

Freehold offers invited, subject to vacant possession only.



## LOCATION

St Ives (population circa 15,000) is a market town on the bank of The River Ouse, approximately 15 miles North West of Cambridge and easily accessed from the A14.

The parcel of land is situated to the west of the Shell Garage and to the rear of the Seven Wives Public House, with direct access obtained off Houghton Road.

Adjoining owners include various other commercial uses, car showrooms, MOT and Bodyshop Units, offices, churches and residential properties.



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