



Not Specified

Guide Price £100,000 Freehold

- Freehold land for sale
- 1200 square foot of building
- Approximately 0.17 of an acre
- Current use as a builders yard
- Former nursery
- Portal for container storage
- Potential open-air storage for cars
- Ideal site for a caravan or motorhome

Land and outbuilding for sale by Informal tender, closing date Monday the 10th November 2025, at 12 Noon. The Barracks is situated off Bedford Road in Northill, nestled behind the church and adjacent to other residential dwellings. The land is approximately 0.17 of an acre with a building that is about 1200 Square Feet and for the last 25 years has been used as a builder's yard and storage of materials and prior to that a nursery.

Description:

The building is a little run down and the grounds a little overgrown, but it has great potential; perhaps you wish to run a small business, looking for storage and/or a yard, a place to locate a caravan or motorhome, need to park several cars, run a forest school, keep bees or you want an allotment you grow flowers commercially; the possibilities are endless. The property we believe has the benefit of a right of way over the roadway, but there are no easements to install utilities in the road, so residential redevelopment would be very difficult.

There may be development potential to build a detached bungalow, and we attach a sketch for your information. The existing property has a right of way over the road, but there are no easements to install utilities in the road and we are not aware of who owns it, however the building used to have a power supply when it was used as a workshop and we can provide a statutory declaration relating to this. In the conveyance dated 19th May 1986 the property and adjoining property number 13, is served by the foul sewer which passes under the adjoining property. The new bungalow could perhaps use a septic tank or Klargester. We would recommend taking legal advice as you may have to rely on an indemnity policy post planning permission.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.