



Land South of Windmill Hill, Exning

Newmarket

Carter Jonas

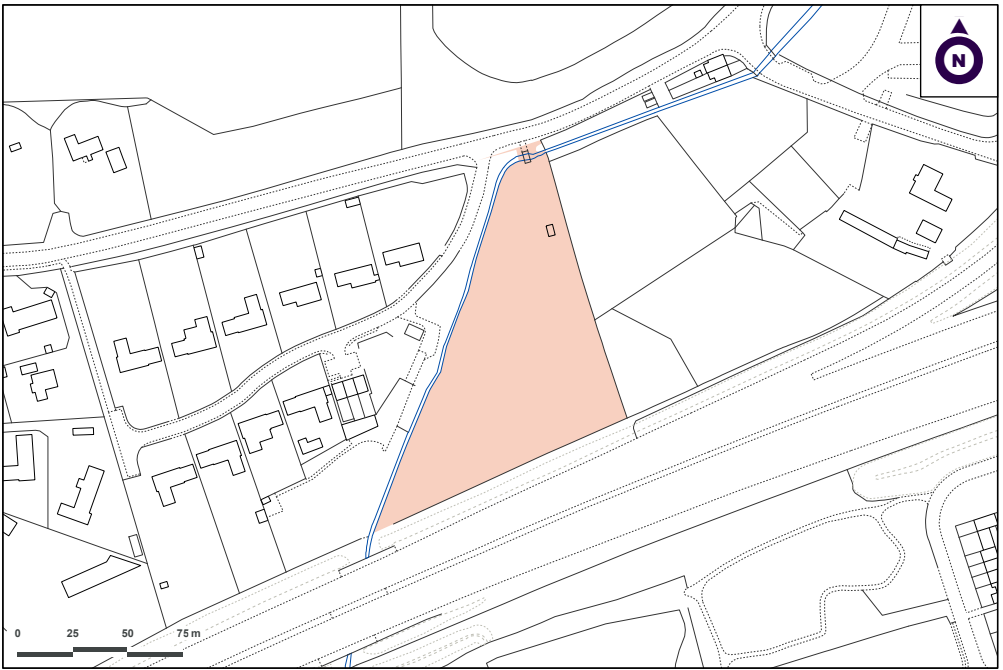
Land South of
Windmill Hill
Exning
Newmarket
CB8 7PG

An opportunity to rent
a 2.21-acre block of land
located east of Exning with
excellent access off the A14,
offering potential for open
storage and equestrian
usage.

In all extending to 2.21 acres.

For rent as a whole.

Carter Jonas



Property
The site offers direct access off Windmill Hill road with ample space for open storage or equestrian use. The land is currently laid to grass, with mature hedgerows surrounding all sides of the block. A timber field shelter is situated towards the centre of the field parcel.

There is a drainage ditch running along the north-western boundary of the Property, extending beneath the gated entranceway off the adopted highway.

Location
Junction 37 (A14) is located approximately 400 yards from the Property.

The land is situated immediately east of the village of Exning, approximately 1 mile from the village centre.

Access
The Property is currently accessed directly off Windmill Hill Road. Secondary access can be achieved via Shepherd Close.

Services
No mains services are currently connected.

Outgoings
The incoming Tenant will be responsible for all outgoing including any taxes associated with the letting.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the letting agent nor the Landlord takes responsibility.

Term

To be agreed on an individual basis with the Landlord.

Tenure

The Property is available immediately to a single occupier.

Legal and Agent Fees

£750 plus VAT is to be paid by the Tenant for the formalisation of the legal agreement, reflecting a contribution towards the Landlord's legal and agent fees.

VAT

Any guide rents quoted or discussed are exclusive of VAT.

Wayleaves, Easements & Rights of Way

The Property is let subject to and with the benefit of all public and private rights of way, wayleaves, covenants and easements, whether or not specifically mentioned.

Local Authority

West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Viewings

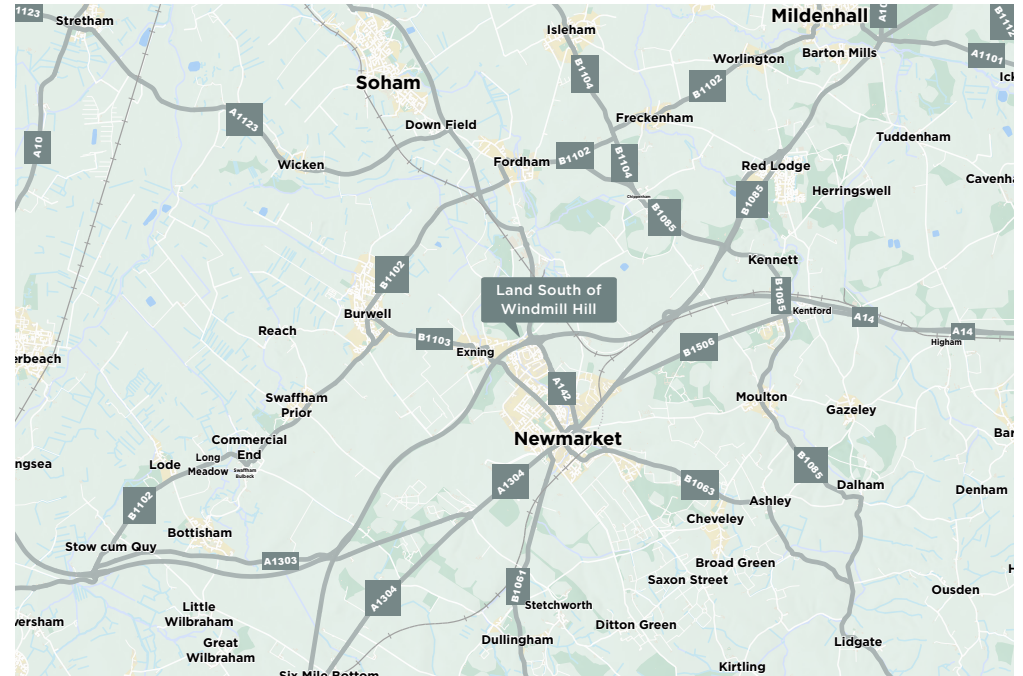
Viewings can be conducted unaccompanied, providing that prospective tenants have a set of particulars to-hand. Please contact the Agent to register an interest prior to viewing.

Directions

Heading west on the A14, take the exit at Junction 37. Thereafter, turn left onto Fordham Road (A142). After 150 yards, take the first left onto Windmill Hill Road. The Property entrance is located 20 yards on the left before the turning onto Shepherd Close.



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Important information

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