



Land and Building at Water End

Ashdon, Essex

**Carter Jonas**

**Land and Building  
at Water End  
Ashdon  
Saffron Walden  
Essex  
CB10 2NA**

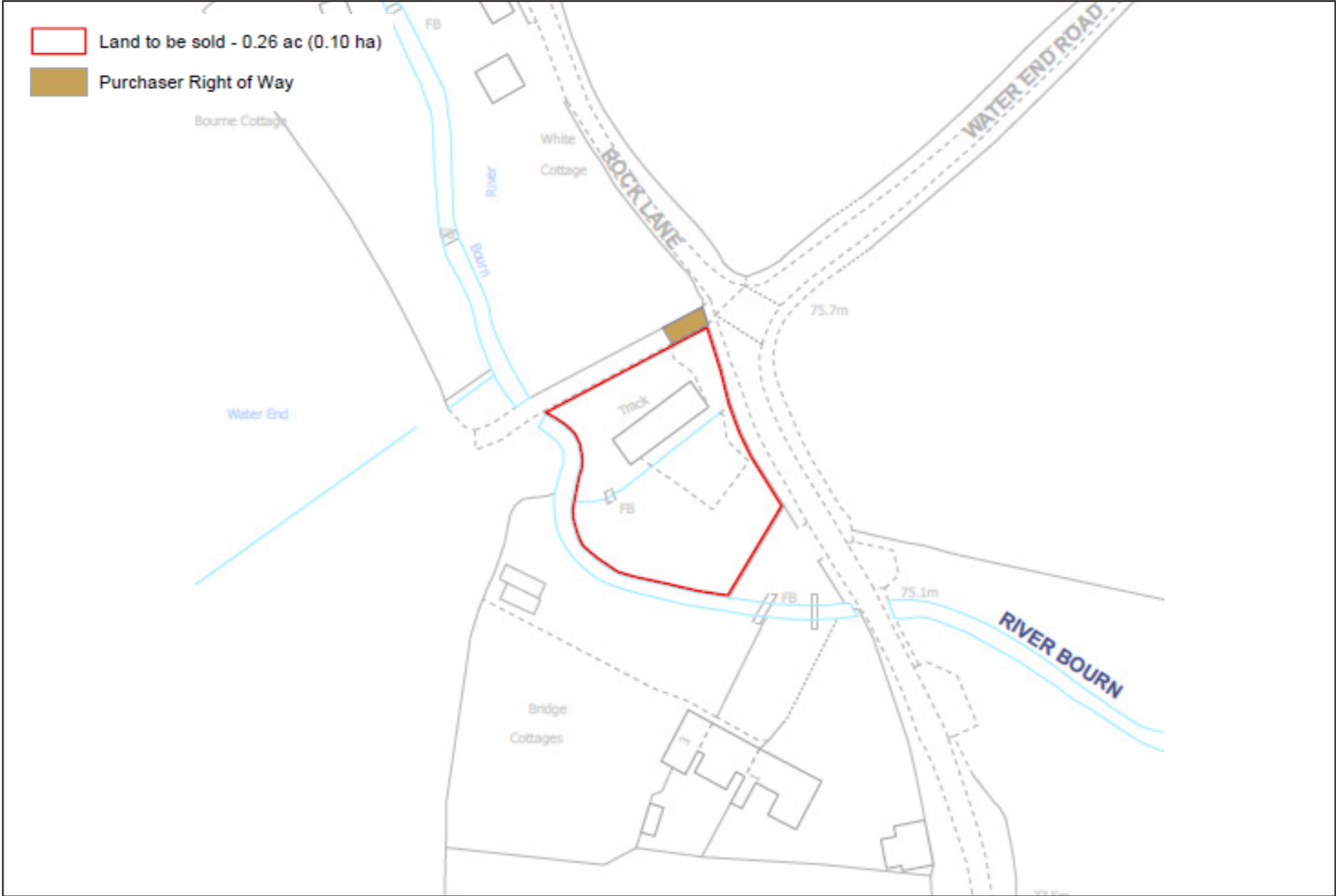
**An attractive parcel of grassland  
with an existing timber building,  
situated adjacent to the River  
Bourn.**

0.26 acre grassland plot including an 855 sq ft  
timber building, which has previously been used  
as a turkey shed.

The site benefits from roadside access via  
a Right of Way from Water End Road.

For sale by private treaty as a whole.

To be sold with vacant possession.





### Access

The site will be accessed from Water End Road via a right of way across the access track to the North of the site.

### Designations

The site sits within Nitrate Vulnerable Zones for surface water and groundwater. It is also located within Flood Zone 3.

### Services

We understand the site is not connected to any services.

### Additional Information

Please contact the agent for more information, photographs, and site plan.

### Viewings

Viewings are strictly by private appointment only. Please contact the Agent to register an interest.



/// weeknight.good.turkey

### Cambridge

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