

## Building Plot For Sale Coopers Close, Ackworth, WF7 7RA



- # Single Building Plot for a Detached Property
- # Extends to approximately 612m sq. (0.06acres)
- # Services: electricity, Gas and Water are available
- # Septic tank Drainage
- # A small cul-de-sac location of Detached Properties.

**Offers Over  
£200,000**

## DESCRIPTION

Situated within a cul-de-sac of other Detached Properties this single building plot offers an ideal opportunity for someone to build their own home. Centrally located within the popular Village of Ackworth the site extends to approximately 612m sq. (0.06acres). Septic tank drainage is already provided and mains electricity, water and gas are all understood to be available.

**PLANNING** – Interested parties should make their own enquiries to the Local Planning Authority in relation to planning permission.

**ROADS** – Coopers Close is a Private Road and the purchaser will be responsible for a share of the maintenance.

## SERVICES

Mains Electricity, Water and Gas are all understood to be available but interested parties should make their own enquiries.

The site currently has a septic tank located to the front left hand corner and this is to be shared with the adjacent property.

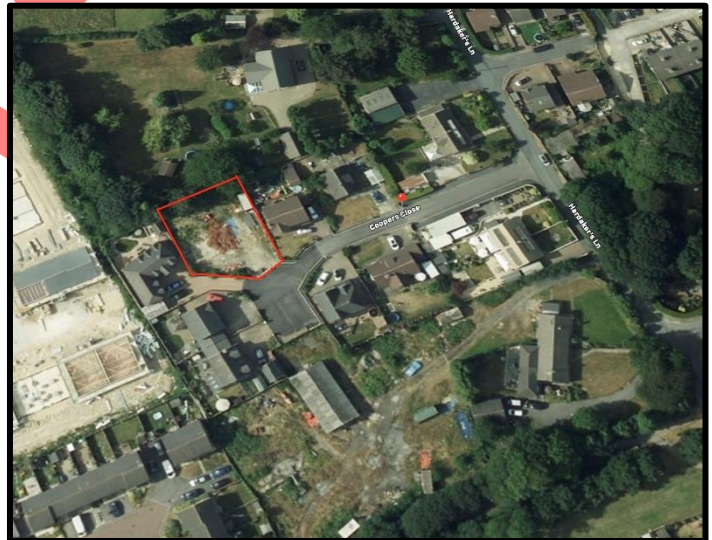
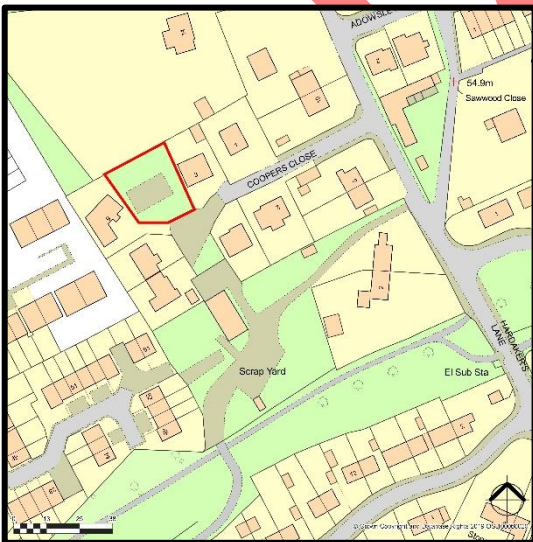
**SIZE** – Has an area of approximately 612m sq. (0.06acres).

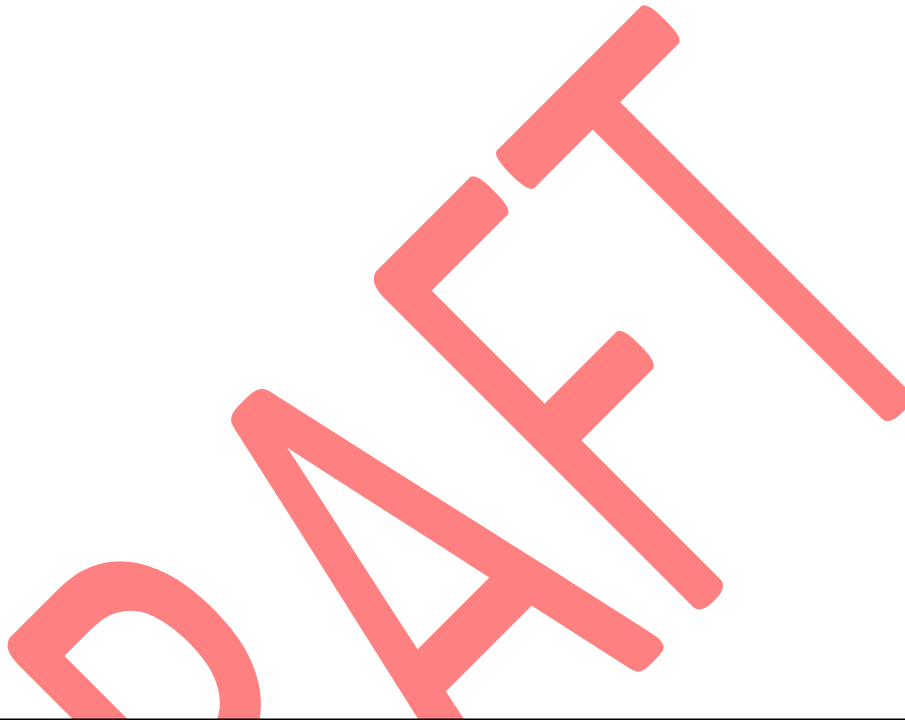
The site has an approximate depth of 78.5m and a width of approximately 22.5m overall.

**PRICE** – Offers in excess of £200,000.

## VIEWING

Strictly by prior appointment with the Agents





**NOTE TO PROSPECTIVE PURCHASERS:**

**Room measurements & Floor Plans:**

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

**Tenure & Boundaries:**

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Services:**

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

**Additional Information:**

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.