ACORUS RURAL PROPERTY SERVICES LTD.

THE RURAL PROPERTY SPECIALISTS



ASHBY

OLD FENDYKE, SUTTON ST JAMES, SPALDING, LINCOLNSHIRE, PE12 0HE.

A detached three bedroom bungalow with one integral garage and good sized gardens presented in excellent condition and situated in a rural location.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further information)

FOR SALE BY PRIVATE TREATY
FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £244,500

REF: C352

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

RICS

Telephone: 0345 340 5215
www.acorus.co.uk

acorus
rural property services

INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located in a rural area to the west of the village of Sutton St James which offers a number of local amenities including a primary school, local pub, convenience store, butchers, bakers and farm shop. Long Sutton Medical Centre lies only 5 miles north east and the nearby town of Holbeach offers a supermarket. Sutton St James also lies within the catchment area for three secondary Schools.

DESCRIPTION

A detached three bedroom bungalow with an integral garage and good sized gardens presented in excellent condition and situated in a rural location.

The property was built in 1987.

Accommodation

With UPVC double glazing and timber double glazing throughout the property, the accommodation comprises:-

Hallway

Storage and Airing cupboards.

Lounge 4.3m x 4.2m

Brick open fireplace.

Archway to...

Dining Room 2.8m x 3m

Timber patio doors to outside canopy area.

Conservatory 4.5m x 3.2m

Off Dining Room and of UPVC construction over a brick plinth with tiled floor.



Kitchen 4.5m x 3m

Wooden wall and base units, built-in oven and ceramic hob, double drainer sink unit.



Conservatory 7.7m x 2.4m

Of UPVC construction over a brick plinth with tiled floor adjoining the open sided canopy area.

Bedroom 1 4.08m x 3m

With **en-suite shower room** including WC and wash hand basin.

Access door to integral garage.

Bedroom 2 3.9m x 3.1m

Bedroom 3 2m x 3.1m (plus alcove)

Bathroom

Three piece suite, separate shower and vanity unit.

Integral Single Garage

Outside

Established garden, south facing, mainly laid to lawn with patio area to the rear.



Note

Additional land and one agricultural building may be available by separate negotiation. The land extends up to approximately 2 hectares (5 acres) (subject to survey).

Agricultural Occupancy Condition

This property is subject to an agricultural occupancy condition.

The wording of the condition states:-

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and County Planning Act 1971, or a dependent of such a person residing with him, or a widower of such a person.'

Uplift Clause

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

Services (not tested)

The property is provided with mains water and electric. Drainage is to a septic tank and heating is provided by oil.

Local Authority

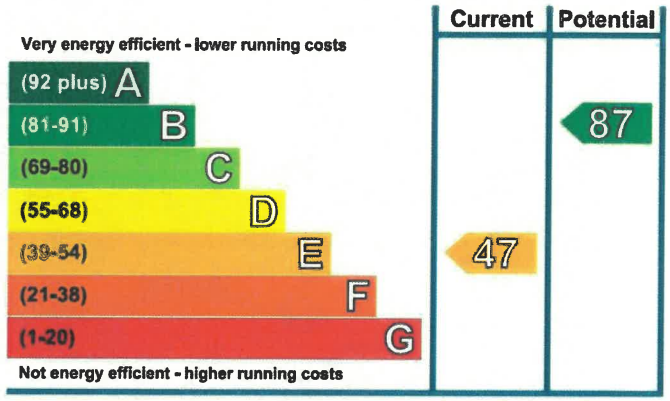
South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE.

T: 01775 76 11 61

Viewing

Strictly by appointment with the selling agent Acorus.

Energy Performance Graph







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IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:
1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. **2.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. **3.** No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. **4.** No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. **5.** No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. **6.** All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. **7.** In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. **8.** The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. **9.** Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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GUIDE PRICE: £250,000

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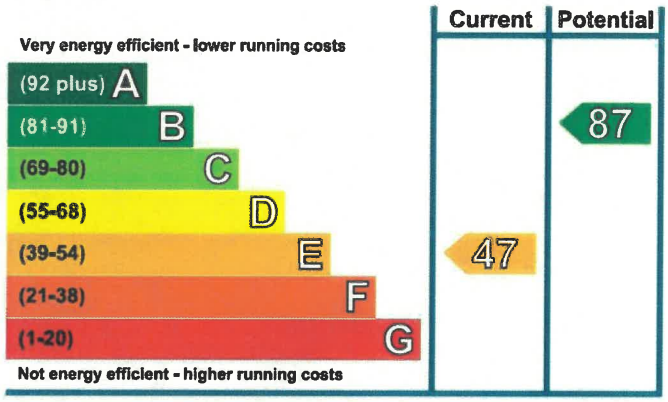
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