

**FOR SALE**

**The Beeches, Lower Road, Croydon, Cambridgeshire, SG8 0HE**

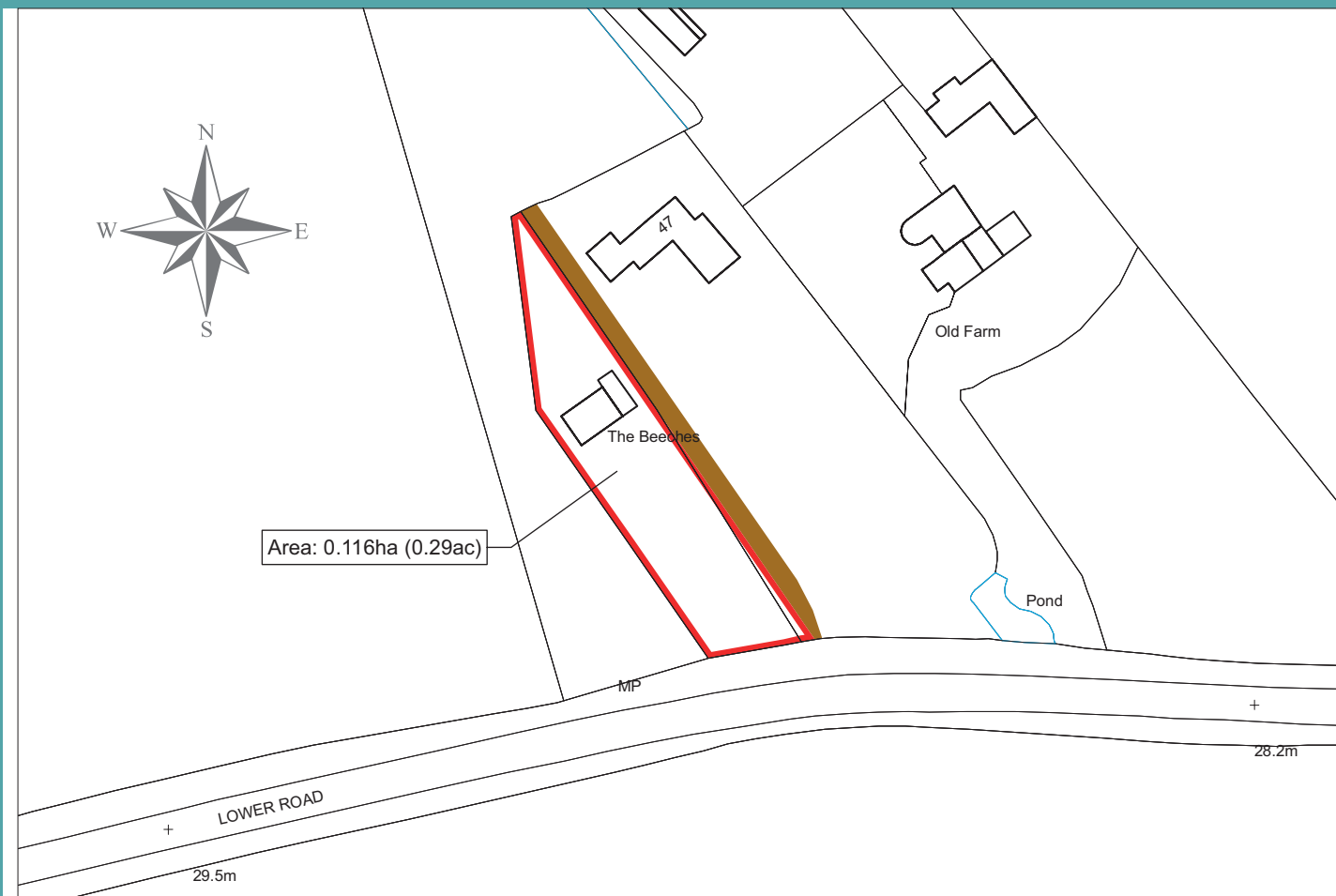
Detached house (approx. 119.4m<sup>2</sup> - 1285 ft<sup>2</sup>) with 3 bedrooms and garden (approx. 0.116 ha - 0.29 Acres) in rural location

*Subject to Agricultural Occupancy Condition*



**BRYANT**  
LAND & PROPERTY





### Locations

The Beeches is situated off the B1042 at Croydon 5 miles south of Royston as shown on the sale plan.

### Description

Brick under tile roof with attached single garage

The property requires updating and improvement

See floor plan for property layout:

Access is via a shared right of way over the drive from the B1042 as coloured brown on the sale plan.

The garden comprises lawns and grass areas, mature trees, shrubs and planted flower beds and borders.

### Services

The property has a mains water supply, mains electricity, electric wall heaters and drainage via a private Klargestor system.

### EPC

**Reference number:** 0020-2073-1360-2807-8145

**Efficiency Rating:** F

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

### Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. There will be a maintenance contribution towards 1/3 of the costs of the shared drive.

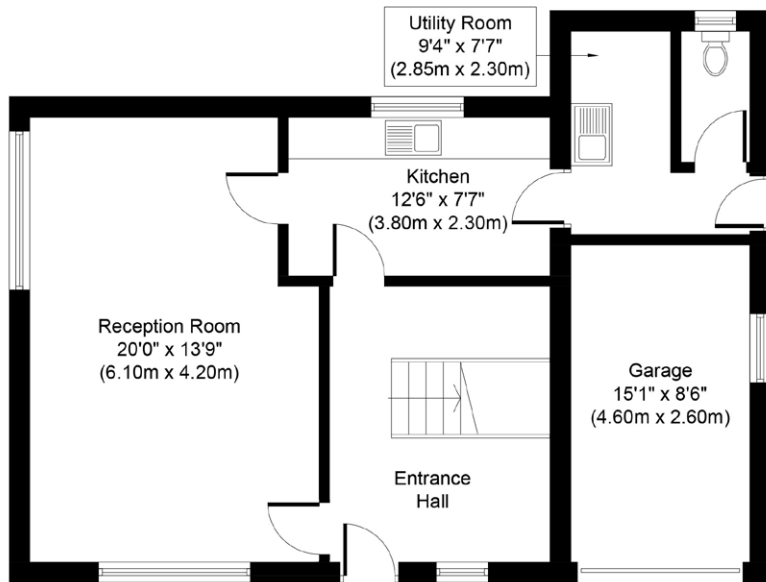
### Planning

The property was constructed subject to planning permission ref. SC/67/176 with a planning condition 4. that states the occupation of the dwelling shall be limited to persons employed locally in agriculture as defined in Section 221 of the Town and Country Planning Act 1962, or in forestry and the dependents of such persons.

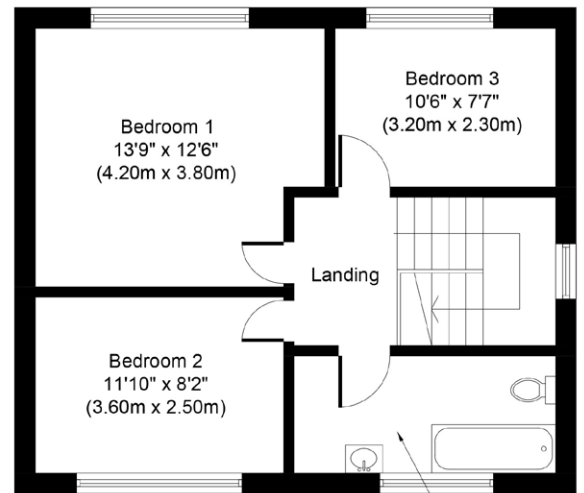
The vendors will expect any potential purchaser to demonstrate how they can fulfil this condition

### Uplift Clause:

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



**Ground Floor**  
Approximate Floor Area  
(Including Garage)  
761 Sq. ft.  
(70.7 Sq. m.)



**First Floor**  
Approximate Floor Area  
524 Sq. ft.  
(48.7 Sq. m.)

**Local Authority:**

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Park, Cambridge, CB23 6EA Tel: 0345 0455215

**Plans, Areas, and Schedules**

These are based upon the Ordnance Survey National

Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

**Viewing**

All viewing will be strictly by appointment only through Bryant Land & Property.



## Agent's Note

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1** The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
- 2** All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3** No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4** The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.



## Bryant Land and Property

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