

FOR SALE

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

2.234 ha (5.52 Acres) as a whole or in two lots:

Lot 1 0.116 ha (0.29 acres)

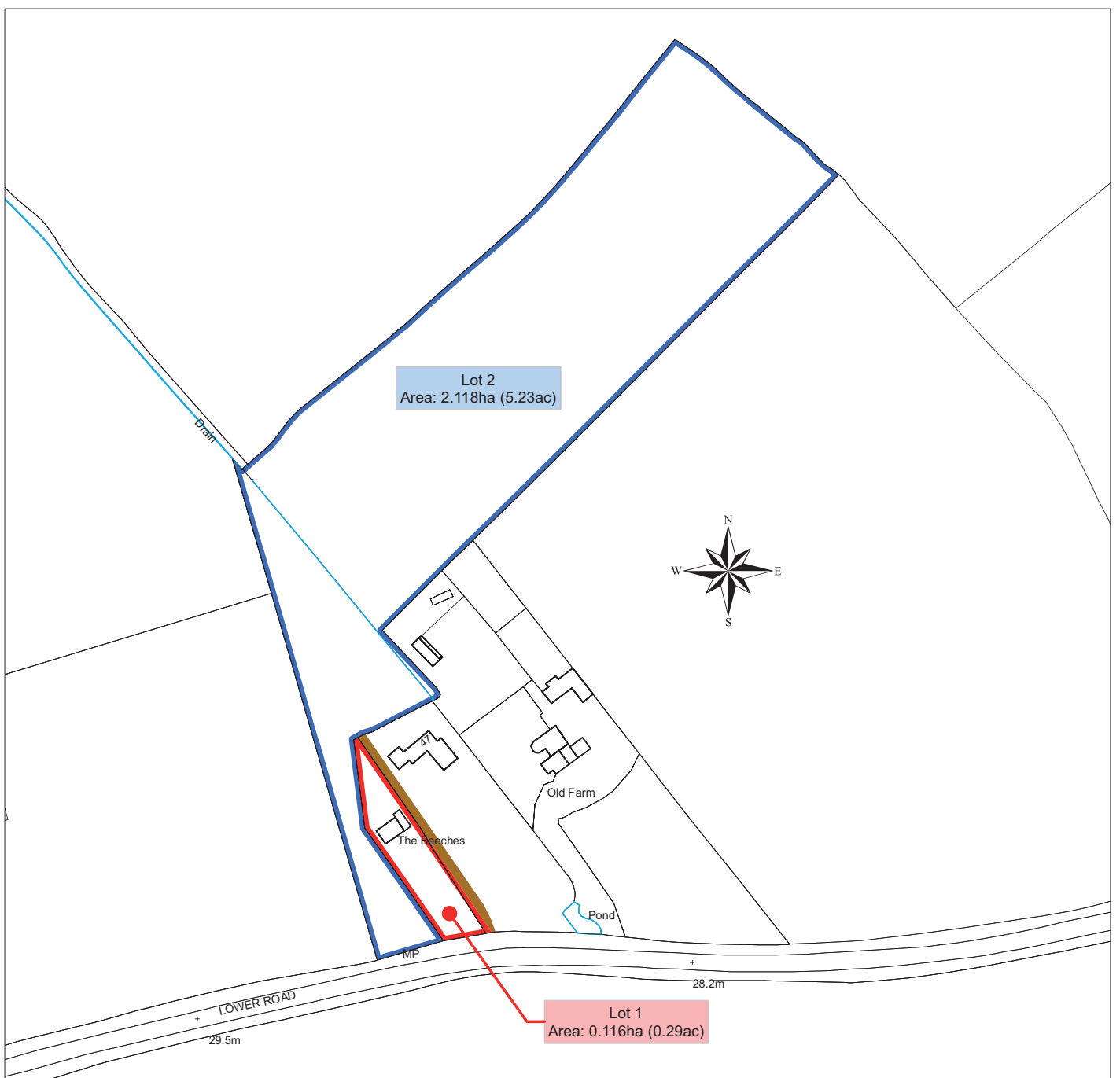
Lot 2 2.118 ha (5.23 acres)

Detached house approx. 119.4m² (1285 ft²) with 3 bedrooms and garden in rural location together with grass paddock and separate access to main road.
To create an attractive rural property with pony paddock, livestock grazing or similar use.

Subject to Agricultural Occupancy Condition



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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:

The land comprises permanent pasture in two parcels to the side and rear. Is available with the house or as bare land as a separate lot.

Access to the house is via a shared right of way over the drive from the B1042 as coloured brown on the sale plan which would be owned by the house.

The garden comprises lawns and grass areas, mature

trees, shrubs and planted flower beds and borders.

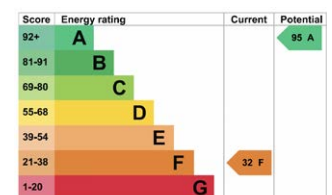
Services

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

EPC

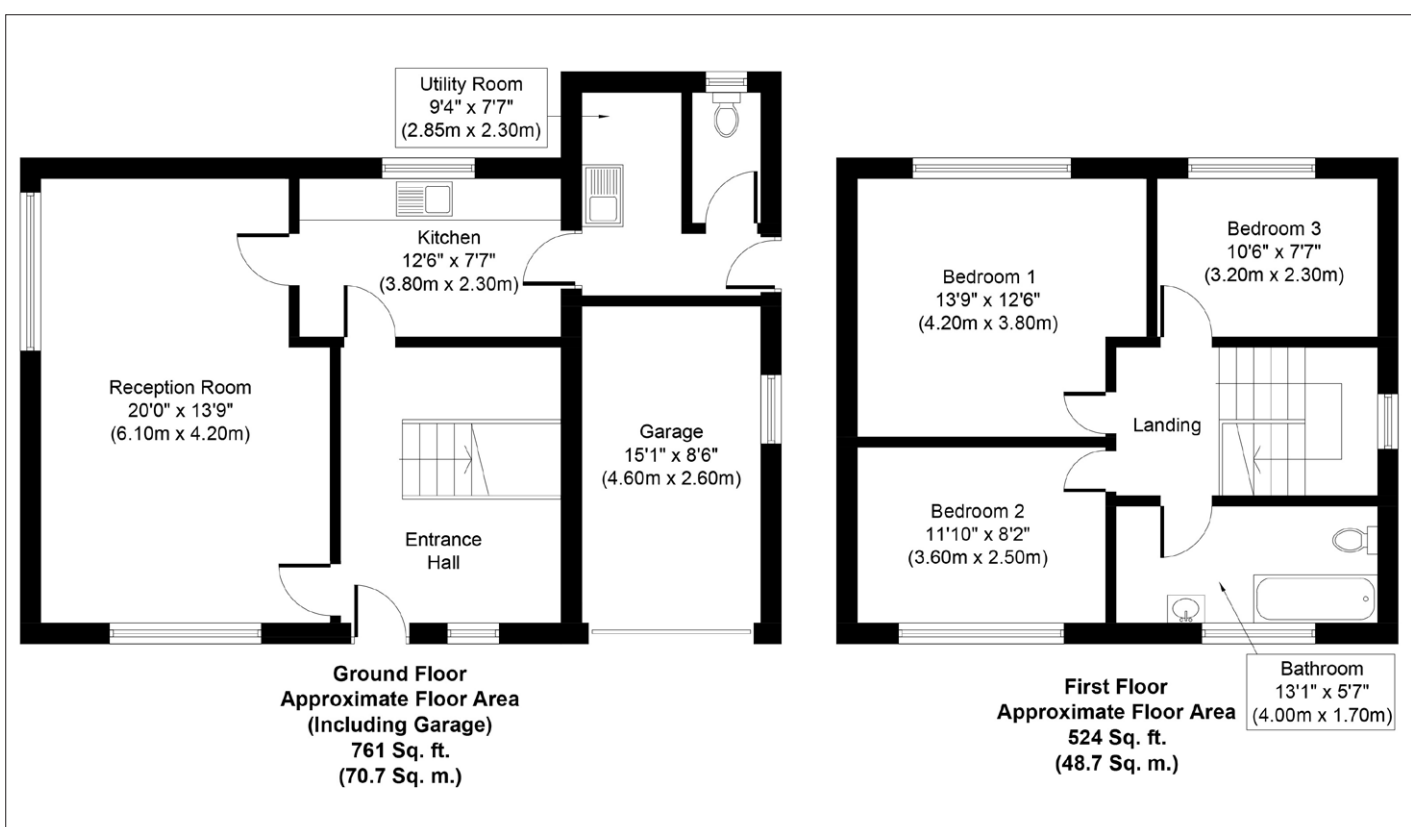
Reference number: 0020-2073-1360-2807-8145

Efficiency Rating: F



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 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. For the land there would be an overage payment for 30% of the net development value for any use other than agricultural or equestrian, for a period of 25 years from the date of completion .

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.
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MANOR FARM | MANOR ROAD | LITTLE SHELFORD | CAMBRIDGE | CB22 5HF
Tel +44 (0)1223 842675 | **Email** enquiries@bryantlandandproperty.com | **Web** www.bryantlandandproperty.com