1 PEACOCKS FARM BUNGALOW

Littleport, Cambridgeshire

BROWN&CO

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Mildenhall Road, Littleport, Cambridgeshire

3 Bedroom Semi-detached bungalow with farmland

In total extending to 2.61 acres (1.05 hectares)

For Sale by Private Treaty

GENERAL DESCRIPTION

Once forming Part of Peacocks Farm, the property offers an opportunity to acquire a 3 bedroom bungalow together with adjoining farmland which could be used as a paddock and extends in total to 2.61 acres (1.05 hectares) and set within the Cambridgeshire Countryside and enjoying far reaching views over the neighbouring farmland.

LOCATION AND SITUATION

1 Peacocks farm Bungalow lies within the county of Cambridgeshire, close to the Suffolk border. within close proximity to the village of Littleport and benefitting from good access to the A10.

Littleport, lies approximately 6 miles northeast of Ely and is an attractive Fenland village, offering a good range of local services including shops, leisure facilities, pre-school, primary school and medical centre, whilst nearby Ely offers a wide range of shopping and leisure facilities, secondary schools, higher education facilities and the Ely Cathedral.

The nearest train station is Ely, which offers a direct line service into London approximately 1 hour and 15 minutes to London Kings Cross.

THE PROPERTY

The property as shown coloured yellow on the attached plan comprises a 3-bedroom semi-detached bungalow, built in the 1970's, and constructed of brick under a tile roof with UPVC windows and doors. The property is subject to an agricultural occupancy condition.

The accommodation extends to approximately 89 m2 and offers the following accommodation:

3 Bedrooms, Living Room, Dining Room, Kitchen, Utility and family bathroom.

Externally the property benefits from a detached double garage building with modest gardens to the front and rear.

The property is offered for sale with adjoining land extending to approximately 2.15 acres (0.87 hectares) and offers the opportunity to create a small holding or use the land for grazing purposes.

The Bungalow is currently occupied under an Assured Shorthold Tenancy agreement which commenced on 11th June 2019 at £990 per calendar month.

THE ACCESS

The property benefits from shared access with 2 Peacocks Farm Bungalow, directly onto Mildenhall Road (A1101). The hatched area shown on the attached plan details the right of way in favour of 2 Peacocks Farm Bungalow.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

The property is being sold vacant possession on completion subject to the existing tenancy agreement.

THE LAND

The land has previously been farmed for arable and salad crops and is currently uncropped and cultivated.

STATUTORY DESIGNATIONS

The property is within a Nitrate Vulnerable Zone (NVZ).

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL

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WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not in particular or not.

COUNCIL TAX
Council Tax (Band B) £1,332.68

ENERGY PERFORMANCE CERTIFICATES
The property has an EPC rating of E.

SERVICES
The property benefits from mains water, electricity with a septic tank

PUBLIC RIGHTS OF WAY
There are no public rights of way that cross or adjoin the property.

LAND REGISTRY
The property is registered under part Land Registry Titles CB230490 and CB230491.

TOWN AND COUNTRY PLANNING
The property notwithstanding any description contained within these particulars is sold subject to any Development Plan, Tree Preservation Order, Town and Planning Scheme, Resolution or Notice which may or may not come to be enforced and also subject any statutory provisions or bylaws without any obligation on the part of the sellers to specify this. The property is sold with the benefit of all existing planning consents.

DISPUTES
Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

PLANS AND AREAS
These are prepared as carefully as possible by referenced additional OS data and the Rural Land Registry. The plans are published for illustrative purposes only and although they are believed to be a correct their accuracy cannot be guaranteed.

FIXTURES & FITTINGS
All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars

BASIC PAYMENT SCHEME
There are no Basic Payment Schemes entitlements available.

ANTI-MONEY LAUNDERING
In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES
The buyer(s) should deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining boundaries nor their ownership.

The purchaser shall erect a Post and 3 Rail fence between points A-B within 3 months of completion.

The seller will on completion arrange for the boundary to be pegged.

VAT
Any Guide Price quoted or discussed are exclusive VAT, we are not aware that VAT will be payable on the property but in the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT. Such tax will be payable by the Buyer(s) in addition to the purchase price.

LOCAL AUTHORITY AND LOCAL PLANNING AUTHORITY
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
CB7 4EE
T: 1353 665555

POSTCODE
CB7 4SU (Nearest)

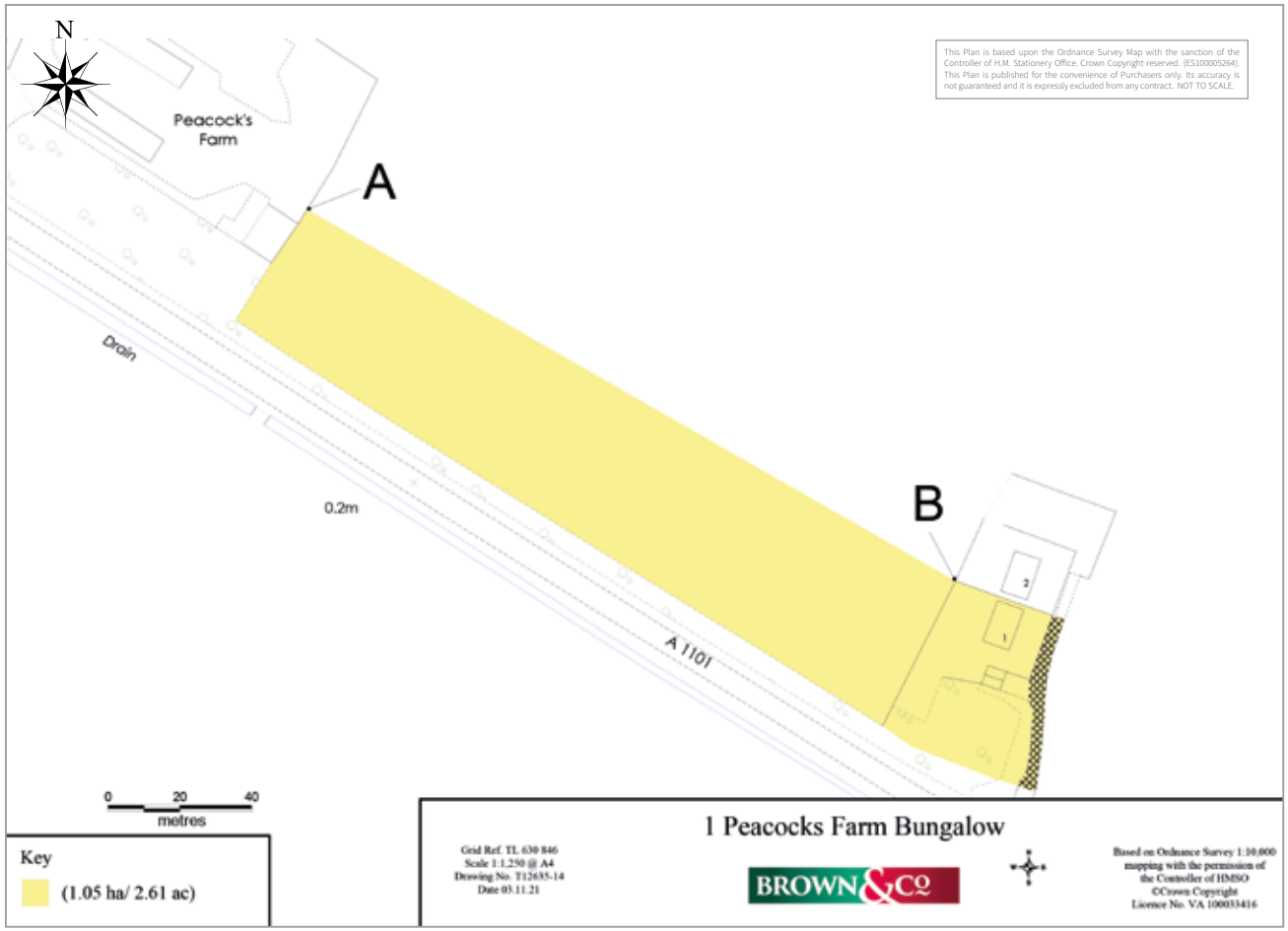
HEALTH AND SAFETY
Viewers should be careful and vigilant whilst looking at the property. Neither the Vendor nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk

VIEWING AND COVID -19
Viewings will be accompanied after first registering interest with the selling agent and in accordance with the COVID-19 Guidelines in place at that time.

PHOTOS AND PARTICULARS
Prepared and taken July & October 2021.

SELLING AGENT
James Bailey james.bailey@brown-co.com

BROWN & CO



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or 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, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in November 2021.

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