

BERRYS



FOR SALE OR RENTAL INDIVIDUALLY OR AS A WHOLE 3 & 4 SHEEPWALK COTTAGES PETERBOROUGH PE8 6SE

Two 3 bedroom brick under tile detached houses

IMPORTANT – OCCUPATIONAL CONDITION

Under the terms of the statutory conditions imposed under consent H.163.73 the properties under clause 3 of the conditions of consent granted on 1st August 1973, state: -

“The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1972 or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person.”

For the avoidance of doubt, all prospective purchasers or tenants must be aware that they need to be eligible under the terms of this occupancy condition and provide written confirmation of eligibility of this statutory obligation.

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3 and 4 Sheepwalk Cottages Peterborough PE8 6SE

Oundle 7 miles, Peterborough station 7 miles

Location

The properties are situated adjoining the old A605 Oundle Road, running from Elton to Peterborough.

Peterborough is situated approximately 7 miles away and Elton approximately 2 miles.

Properties

Set in gardens with a shared access, driveways and turning areas off the farm entrance, the two houses are a mirror image of each other and are connected by a garage block.

Accommodation

The houses were built in approximately 1974 and are largely unimproved since construction. They are built of brick under a concrete tile roof and with metal Crittal windows. Central heating is from a solid fuel central heating boiler with radiators to most rooms.

The front door is accessed by a covered alleyway leading to a small **entrance hall** with wc, **bathroom** (1.7 m x 1.48 m) with bath and wash handbasin.

Sitting Room (6.56 m x 3.57 m) with bay window, solid fuel Parkray backboiler.

Kitchen (3.94 m x 2.88 m) with fitted units, kitchen sink with single drainer and cupboards.

Leading to the back door and **rear porch and store** (2.57 m x 2.13 m).

Stairs lead from the front door to the first floor with a **double bedroom** (3.97 m x 2.88 m), further **double bedroom** (4.53 m x 3.62 m) and a **single bedroom** (2.94 m x 2.49 m).

The main house has a net internal area of approximately 82 m².

Outside

Each house has a covered walkway forming part of the link between a single garage at the side of the house and a covered central service walkway dividing the two garages. The properties share vehicle access and turning areas to the front of the property and both properties have front and rear gardens.

EPC Instructed

Local Authority

Huntingdonshire District Council
Tel: 01480 388388

Council Tax Band

Band B (subject to confirmation)

Services

Mains water and electricity. A shared septic tank. Central heating is from a Parkray solid fuel fire with backboiler.

Access

Each of the cottages will be required to make a 25% contribution towards the maintenance of the access way in on the farm access. The maintenance of the shared access within the grounds of the cottages will be equal contribution from the cottages.

Planning

The prospective purchasers and tenants must be aware of the restriction of occupation that will apply to them and that written evidence of eligibility will be required. Any further assistance on this point will be given by the Vendor's Agent.

Tenure

The properties are available to rent on standard tenancy or available freehold with vacant possession.

Postcode PE8 6SE

Grid Reference TL 113947

Viewing Strictly by appointment only



IMPORTANT NOTICE

Berrys, their clients and any joint agents give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

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