



SHEPHERDS COTTAGE

BOURNE END, CRANFIELD, BEDFORD, MK43 0AX



TWO BEDROOM AGRICULTURALLY TIED DWELLING IN NEED OF RENOVATION

PROPERTY SUMMARY

- 1980's two bedroom detached bungalow
- Subject to Agricultural Occupancy Condition
- In need of refurbishment
- Enclosed garden laid to lawn
- Rural location

**In all extending to approximately 0.17 acres
(0.07 hectares)**

BRIGGS&STONE

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LOCATION & SITUATION

Located to the north of Cranfield in a rural setting on a no-access through road.

DESCRIPTION

A two-bedroom bungalow constructed in c.1983 now in need of complete modernisation/ renovation.

The internal accommodation extends to 72.6 sqm and comprises:

- Front Porch
- Kitchen
- Living Room
- Two Bedrooms
- Bathroom
- WC
- Small Room/Office

Outside, the house is accessed via a private approach, the garden is laid to lawn and there are a couple of rudimentary outbuildings. In all the Property extends to approximately 0.17 acres.

PLANNING

The Property lies within the jurisdiction of Central Bedfordshire Council and is situated within the Bedfordshire and Cambridgeshire Claylands National Landscape. It also falls within Impact Risk Zones for Sites of Special Scientific Interest, meaning that certain forms of development may require consultation with Natural England. According to Environment Agency mapping, the land is located within Flood Zone 1, representing the lowest probability of fluvial flooding.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission for the property was granted in November 1982 subject to the condition which detailed the Agricultural Occupancy Condition. The condition states:-

"The occupation of the dwelling shall be limited to a person wholly or mainly employed, or last employed, locally in agriculture, as defined in Section 290 (i) of the Town & Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him, but including a widow or widower of such a person."





GENERAL REMARKS

TENURE & POSSESSION

The Property is offered for sale freehold with vacant possession.

SERVICES

The Property benefits from mains water and electric, with sewage via a private septic tank. Heating is via electric storage heaters and hot water via an electric immersion heater. We have not tested the services.

EPC

Rating G

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Property is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

LOCAL AUTHORITY

Central Bedfordshire Council
3 Kilgour Court Bassett Rd, Leighton Buzzard LU7 1AT
T: 0300 300 8301

COUNCIL TAX

Band A

METHOD OF SALE

For sale as a whole by Private Treaty.

LEGAL COSTS

The parties are to bear their own costs.

INFORMATION PACK

Additional information on the land is held in an information pack. Access to the data room is available on request.

ANTI-MONEY LAUNDERING

To comply with the Money Laundering Regulations, once an offer is accepted (subject to contract) the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

VIEWINGS

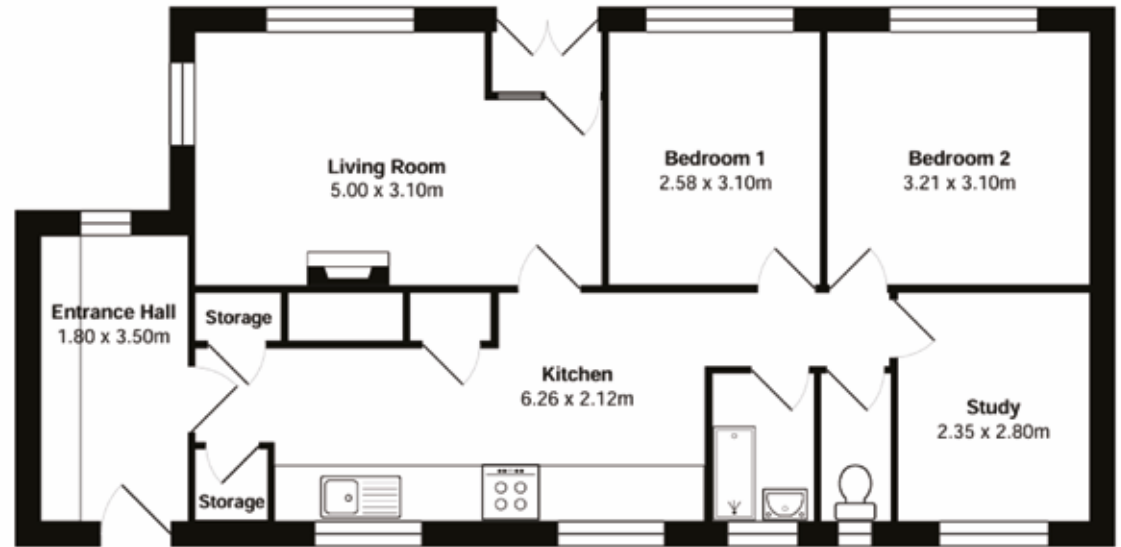
Strictly by appointment through selling agents, Briggs and Stone Ltd.

Tom Hawkins

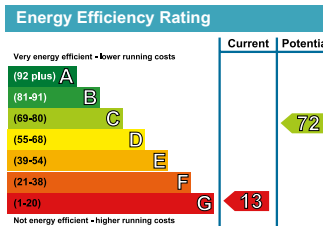
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Shepherds Cottage, Bourne End, Cranfield, MK43 0AX



Total Area: 72.6 m²

All measurements are approximate and for display purposes only

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