



LOWER DUNTON ROAD

Guide Price : £795,000



acorus

LOWER DUNTON ROAD, BULPHAN, UPMINSTER, RM14

A detached four bedroom dormer bungalow with single integral garage, large garden and land, in all extending to approximately 0.69 hectares (1.7 acres).

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

GUIDE PRICE: £795,000

(Ref: C362)





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The dormer bungalow is located on the outskirts of the Village of Bulphan to the East.

Bulphan, which is surrounded by open Essex countryside close to the villages of Orsett and Horndon-on-the-Hill, offers a good choice of local schools and leisure facilities at the Langdon Hills Golf and Country Club.

The nearest train station is at Laindon, approximately 2.5 miles away.

DESCRIPTION

A detached four bedroom dormer bungalow with single integral garage built in 1977. The bungalow is of a good size with large garden and land. In all, the property extends to approximately 0.69 hectares (1.7 acres).

ACCOMMODATION

With UPVC double glazing throughout, the accommodation comprises;

GROUND FLOOR

Front Porch leading to entrance hall.

ACCOMADATION

GROUND FLOOR

Lounge
Open fire place. 6.71m x 3.65m

Dining Room
Open fire place with brick surround and hearth. 2.97m x 3.3m

Kitchen
Refurbished in 2014/15 comprising wall cupboards, worktops with base units below, gas hob and electric oven, 1.5 size stainless steel sink unit and built in dishwasher. 4.9m x 3.65m

Bedroom 1
(plus built-in wardrobe) 3.37m x 3m

Shower Room
Glass doors to shower, tiled walls, vanity sink unit with wash hand basin and low level flush WC and heated towel rail.

Rear Porch leading to Kitchen and Integral Garage.

Integral Garage 9.3m x 2.6m

First Floor

Landing

Bedroom 2
Built-in wardrobe. 3.86m x 3m

Bedroom 3
Built-in wardrobes and eaves cupboard. 3.8m x 3m

Bedroom 4
Built-in cupboard. 3m x 2.4m

Bathroom
Panelled bath, wash hand basin over unit, low level flush WC, shower over bath, heated towel rail.

OUTSIDE

Large garden mainly laid to grass to the front, sides and rear with concrete driveway which extends to the rear and parking.

Three timber garden sheds.

L-shape grass field to the rear with a range of old redundant former pig buildings and an old timber frame machinery store.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 12 March 1976 subject to seven conditions, one of which was an Agricultural Occupancy Condition. Condition four states:-

'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 1971, or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.'

UPLIFT CLAUSE

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

This is subject to agreement but will be a minimum of 30% for a period of thirty years.

SERVICES (not tested)

The property is provided with mains water, electricity and gas.
Sewerage is also connected to the mains.
Central heating is provided by gas.

ENERGY PERFORMANCE

The energy efficiency rating for this property is D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Thurrock Council
Civic Offices
New Road
Grays
RM17 6SL

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



IMPORTANT NOTICE

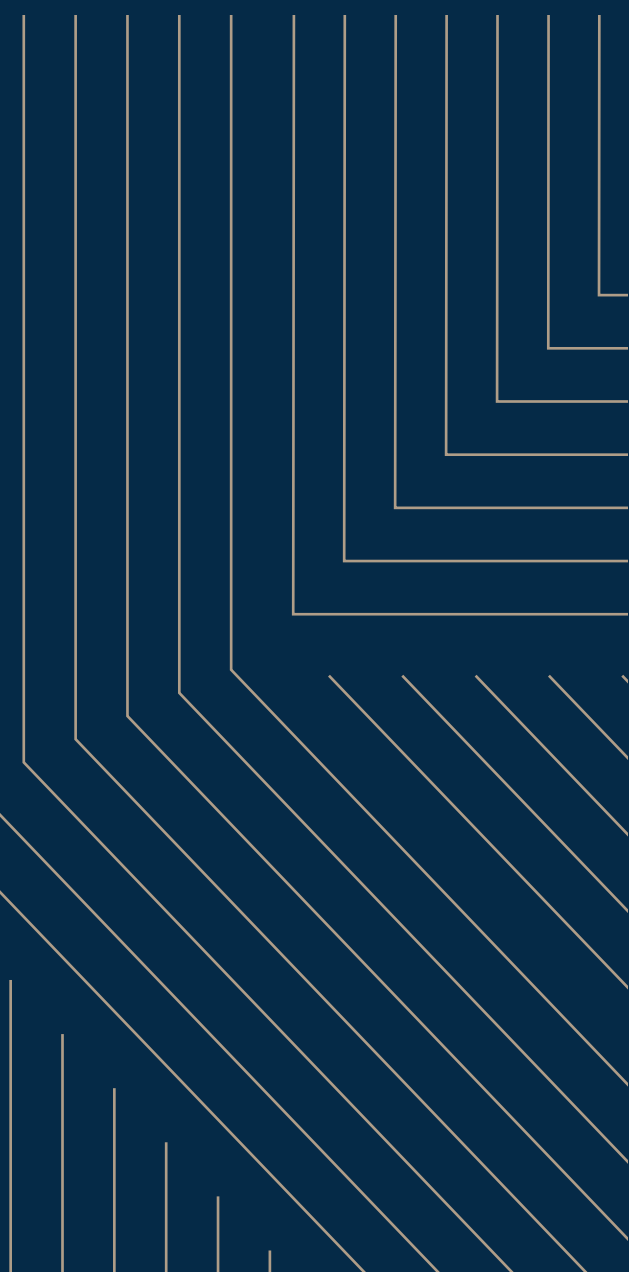
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