



Braintree Road, Shalford, Essex

GuidePrice: £510,000



acorus®

**BRAINTREE ROAD
SHALFORD
ESSEX
CM7**

A large four bedroom farmhouse set in a good size plot with parking and established garden, set in a rural location to the north west of Braintree. An ideal family home offering ample accommodation.

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: £510,000

(Ref: C376)

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





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 property is located between the village of Shalford and the market town of Braintree off the B1053.

Shalford is a popular village with village store, village hall, public house, Church and primary school. Braintree offers a variety of shops, amenities and services including train station, primary and secondary schools and the popular Freeport Shopping Village. The A120 provides easy access to the A12 and M11.

DESCRIPTION

A large four bedroom farmhouse set in a good size plot with parking and established garden, set in a rural location to the north west of Braintree.

An ideal family home offering ample accommodation.

ACCOMMODATION

Ground Floor

Entrance Hall

Kitchen

6.2m x 2.8m

Large pantry.

ACCOMMODATION CONTINUED...

Lounge
6.95m x 3.9m
Open fireplace.

Dining Room
5.94m x 3.3m
Open fireplace.

Utility Room
Cloakroom

First Floor

Landing
Large airing cupboard.

Master Bedroom
4.5m x 3.7m
En-suite Shower Room.

Bedroom 2
4m x 3m
Built-in wardrobes.

Bedroom 3
4m x 3.6m
Built-in wardrobes.

Bedroom 4
3.1m x 1.7m
Fitted cupboard.

Family Bathroom

OUTSIDE

Driveway leading to parking.

Large garden with established trees, shrubs and plants.

ACCESS AND RIGHTS OF WAY

Access to the property is via a shared driveway off Braintree Road with a right of way in favour of the owner of the dwelling.

(The owner of the dwelling will be responsible for a contribution towards the maintenance and repair of appropriate section of the driveway.)

EASEMENTS AND WAYLEAVES

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

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling 27 April 1981 subject to thirteen planning conditions, one of which was an Agricultural Occupancy Condition. Condition two states:-

'The occupation of the dwelling hereby permitted shall be limited to persons wholly or mainly employed or last employed, locally in agriculture as defined by Section 290(1) of the Town and 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).

UPLIFT CLAUSE

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

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a private system.
Central heating is provided by oil.

ENERGY PERFORMANCE RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Braintree District Council
www.braintree.gov.uk
01376 552 525

Council Tax Band E.

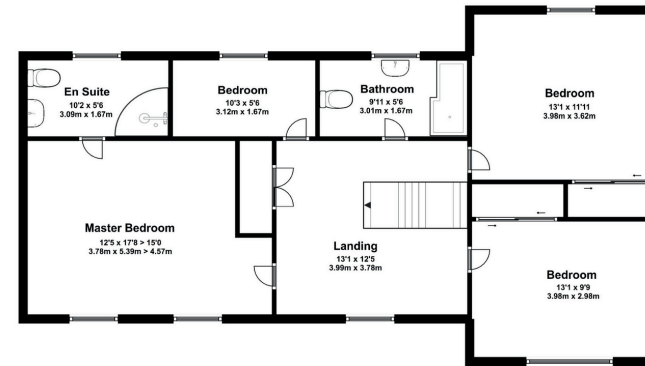
LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.

SITE LOCATION



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

IMPORTANT NOTICE

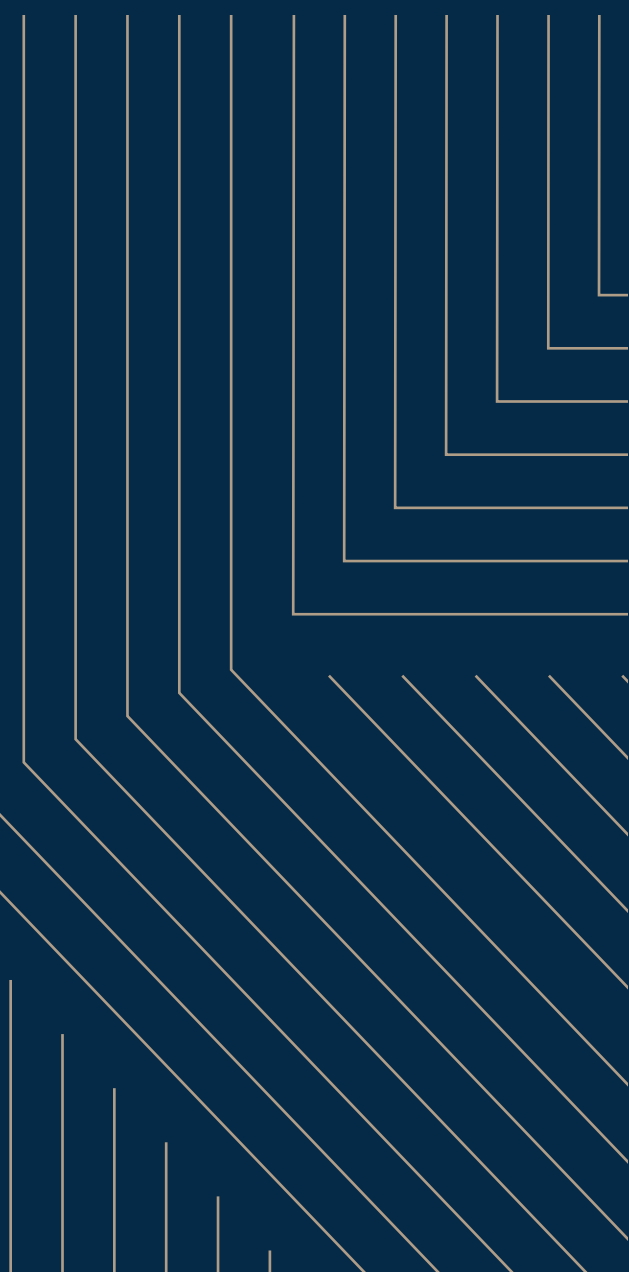
Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/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 where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

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Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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