



Office Lane, Little Totham, Essex

Guide Price: £625,000



acorus®

**OFFICE LANE
LITTLE TOTHAM
ESSEX
CM9 8JE**

The Laurels is a 4 bed bungalow built approximately 25 years ago of traditional brick and tile roof. It sits in a plot of roughly 0.2 hectares that also contains a single room annex, garaging and former kennels (more recently used as pony stabling). The property is presented in excellent condition having been recently redecorated.

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: £625,000

REF: C395

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 Laurels is situated to the east of Little Totham and is accessed directly off Office Lane.

The property is approached via a pair of wrought iron gates leading to a large paved area and parking for several cars.

DESCRIPTION

A 4 bedroom bungalow in excellent order set in a good sized plot and in a quiet rural location.

ACCOMMODATION

Kitchen – wall and floor units, oil fired aga

Dining/sun room – 5.4 m x 2.6 m widening to 3.8 m – patio doors to the rear and double glazed doors to the lounge

Lounge – 4 m x 5.8 m (max) – fireplace

Bedroom/office 2.8 m x 2.3 m

Master bedroom – 3.4 m x 4.2 m – bay window to the front elevation, fully tiled ensuite with walk in shower

Bedroom 3.5 m x 2.8 m

Bedroom 3.4 m x 4.2 m

Family Bathroom – fully tiled corner bath with shower above, heated towel rail

OUTSIDE

The property 'sits' in a good sized plot with a grassed area to the rear with shrub border.

BUILDINGS

Garage 7 m x 4 m

Studio 9 m x 4.2 m with bathroom off containing a bath with shower over, W/C and wash hand basin. Also a separate kitchen area 2.3 m x 3 m

Building attached to the above with 2 cart lodges and a lockable store.

Storage barn 10.8 m x 4.7 m with pony stables off – four being 3 m x 2.5 m and two 4 m x 3 m, feed store and tack room.

EASEMENTS AND WAYLEAVES

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

ACCESS AND RIGHTS OF WAY

The property has it's own private access straight off the public highway.

AGRICULTURAL OCCUPANCY CONDITION

The wording of the agricultural occupancy condition 3 (planning permission FUL/MAL/97/0819) states:-

The occupation of the dwelling shall be limited to a person solely or mainly employed at Office Farm Kennels, Office Lane, Little Totham or persons solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry or a dependant of such a person residing with him or her, or a widow of 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 restrictive covenant.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a private system.
Oil fired central heating

ENERGY PERFORMANCE RATING: D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

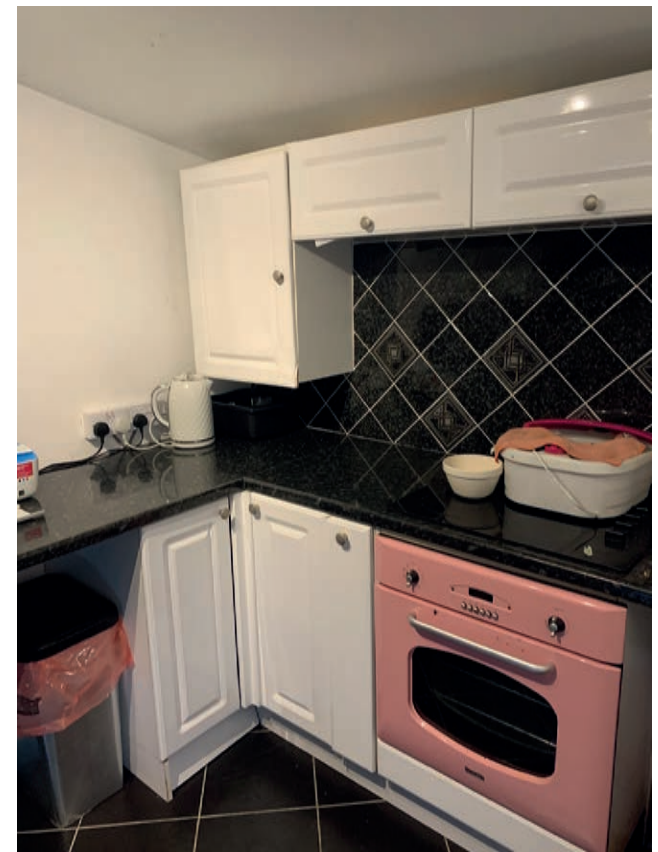
Maldon District Council
Council Tax Band D

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



SITE LOCATION



IMPORTANT NOTICE

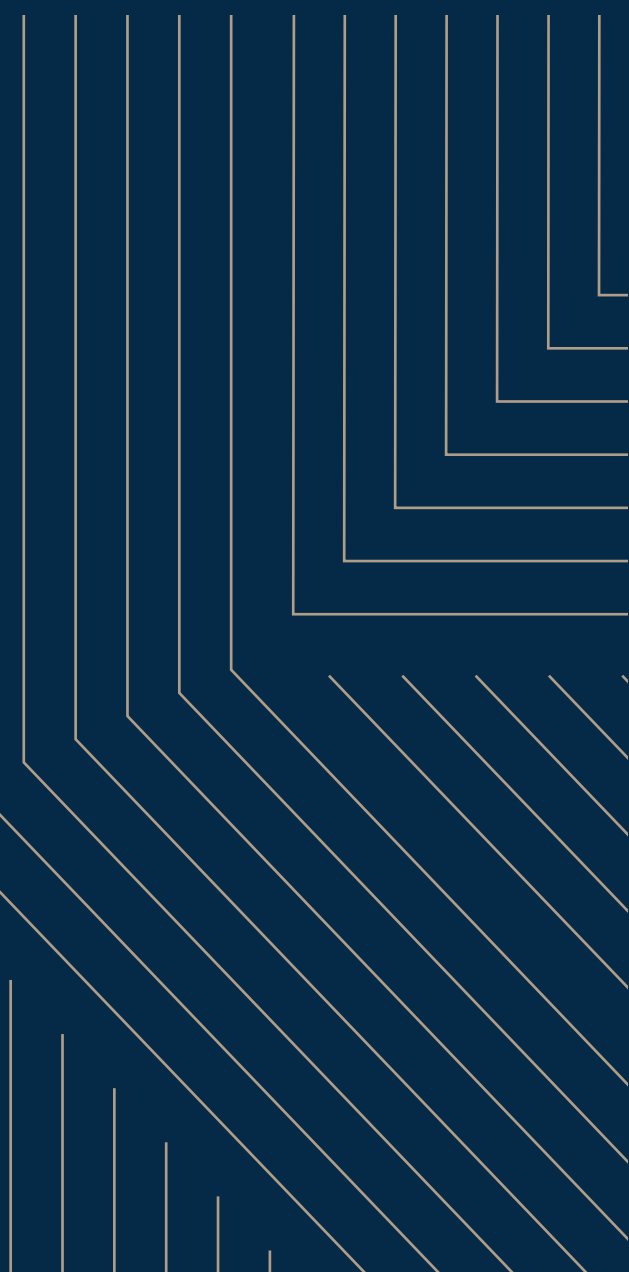
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1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. **2.** All descriptions, dimensions, references to condition and necessary permission for 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 Agriculture House, Stoneleigh Park, Kenilworth, England, CV8 2TZ. Registration number 04514547.

MONEY LAUNDERING

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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