



4 bed country house to buy in

Catworth Farm Lane, Catworth,
Huntingdon, Cambridgeshire, PE28 0XD

£410,000 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Standing in an unrivalled rural location with outstanding
- ✓ Requires completion, with potential for 4/5 bedrooms, 3
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Wood Burner
- ✓ Water supply: Boreholes
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. (T's &C's apply)

Genuine, fully OFF-GRID RENOVATION OPPORTUNITY:

Stands in around THREE AND A HALF ACRES with existing detached two-bedroom annexe, unrivalled views of the surrounding undulating countryside and orchards.

Partly rebuilt using the original bricks, the property requires completion and offers the potential for excellent family accommodation with a current layout comprising; reception hall with stairs to first floor, study, living room, conservatory, kitchen/breakfast/dining room and utility. The first floor is configured to provide four bedrooms, plus en suite and family bathrooms, and there is also ample space on the second floor for perhaps a playroom, home office or occasional bedroom.

The access road leads to extensive hardstanding offering ample parking/turning and storage space and natural pool.

Agents Notes.

Fresh water is currently obtained via a bore hole.

Interested parties should make their own investigations as to the possible provision of other utilities - solar panels, wind turbine etc.

The ground floor of the house has pipework already installed for underfloor heating.

Auctioneer's Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

(Cont'd) 1

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

(Cont'd) 2

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

(Cont'd) 3

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £410,000

Property Type: Country House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Wood Burner

Water: Boreholes

Water meter: No

Sewerage: Cesspit

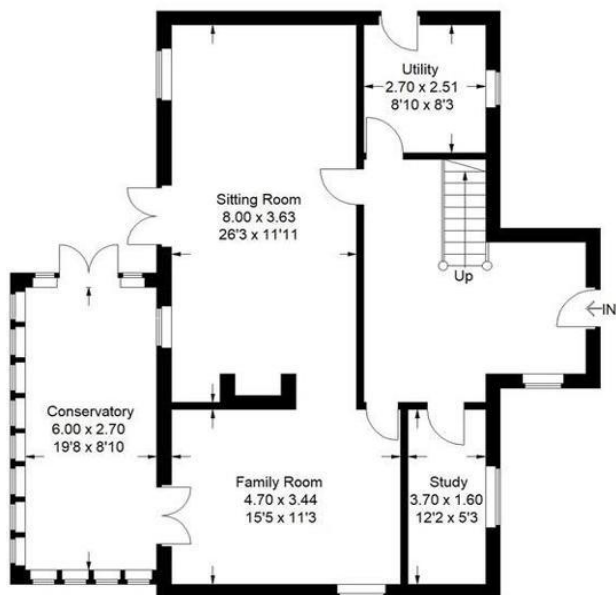
Air conditioning: No

Broadband: FTTP (fibre to the premises)

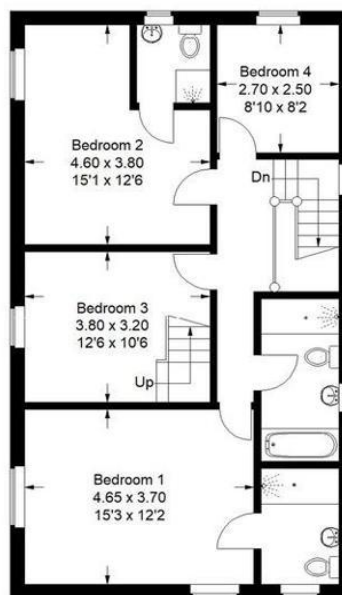
Mobile signal coverage: Good

Catworth Farm, Catworth Farm Lane, PE28 0XD

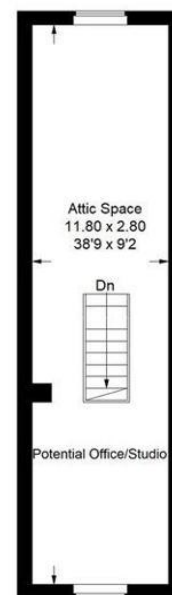
Approximate Gross Internal Area = 177.5 sq m / 1911 sq ft
 Attic Space = 33.2 sq m / 357 sq ft
 Total = 210.7 sq m / 2268 sq ft



Ground Floor



First Floor



Attic Space

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 888491)
 Housepix Ltd



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Catworth Farm Lane, Catworth, Huntingdon, Cambridgeshire, PE28 0XD

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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