

Squires Farm, Church Lane  
Cransley  
Northamptonshire  
NN14 1PX

£450,000



OSCAR JAMES

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# WHAT'S GREAT?

This four bedroom detached property is offered to the market with no onward chain although any potential buyer must qualify under the conditions of the agricultural tie. See below for further information.

The accommodation briefly comprises; entrance hall, lounge, dining room, study, kitchen and utility room. There is also a ground floor WC.

On the first floor there are four bedrooms and a family bathroom.

Outside is a small, enclosed rear garden and driveway to the front along with a double garage.

Buyers should also note that modernisation is required to parts of the property and access to the property is restricted with consent needing to be granted by

the local farmer.

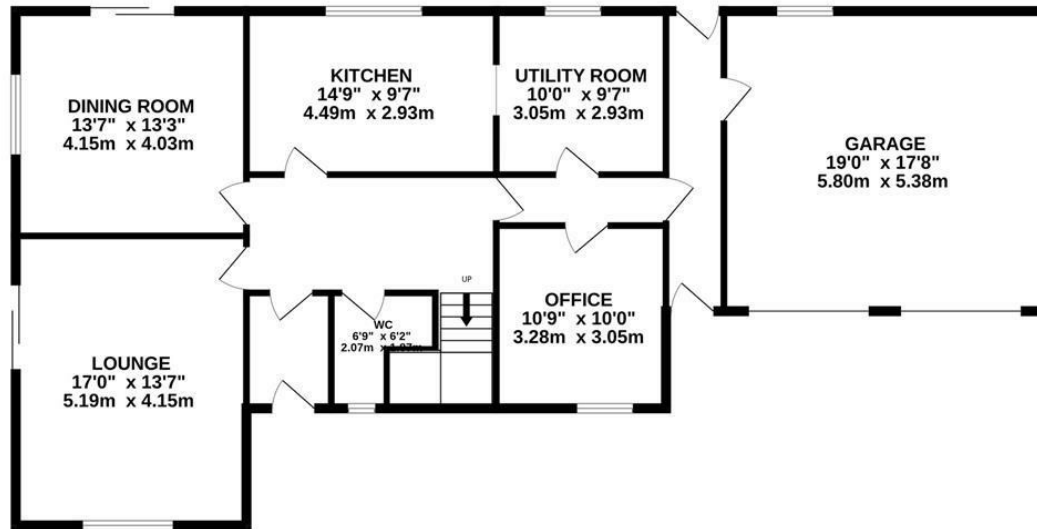
Agricultural tie:

The current model condition in England specifically requires that: The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

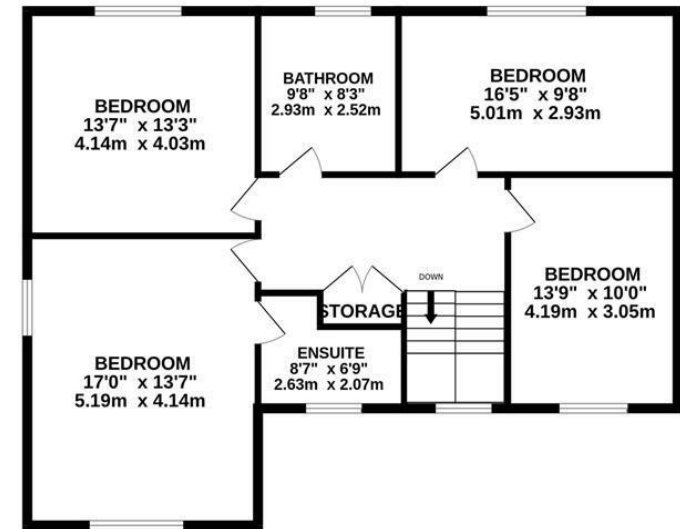
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# Floor Plan

GROUND FLOOR  
1386 sq.ft. (128.7 sq.m.) approx.



1ST FLOOR  
989 sq.ft. (91.9 sq.m.) approx.








TOTAL FLOOR AREA : 2375 sq.ft. (220.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...

-  Lounge, dining room and study
-  Kitchen breakfast room
-  Four bedrooms
-  Family bathroom, en-suite to master and ground floor WC
-  Enclosed garden
-  Driveway and garage





# SELLER'S SECRET

An agricultural occupancy condition, also known as an agricultural tie, is a tool that is used to limit who is lawfully allowed to occupy a dwelling in the countryside. It will typically restrict the occupancy of a dwelling to a person who is principally employed, or was last employed, in agriculture in the local area.



## Why we like it....

The terms of an agricultural tie can be daunting. They usually require that 'the occupation of the property is limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(i) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person'. So it would be possible to comply with the tie if a would-be purchaser had previously worked in agriculture or has been married to someone who was.

## To buy or not to buy....

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