



NORTH FARM

Crow Lane, Reed, Near Royston, Hertfordshire, SG8 8AE

BROWN & CO



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A rare opportunity to obtain a timber framed, thatched, Grade II Listed period home with a wealth of period features. The main dwelling provides scope for modernisation along with a single storey attached one bedroom annexe. Together with a detached barn and double garage, with potential for other uses subject to planning.



The Fairways
Wyboston Lakes
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INTRODUCTION

A rare opportunity to obtain a timber framed, thatched, Grade II Listed period home with a wealth of period features. The main dwelling provides scope for modernisation along with a single storey attached one bedroom annexe. Together with a detached barn and double garage, with potential for other uses subject to planning.

LOCATION

North Farm is located within the county of Hertfordshire on the edge of the village of Reed. The Property is approximately 3.5 miles south of Royston and approximately 15 miles southwest of Cambridge. Village amenities include a school, a village hall, and a cricket club. The nearby market town of Royston provides further local amenities, commutable train links directly to London as well as direct links onto major roads with good access to Cambridge city centre.

North Farm lies within the Conservation Area for the village of Reed. The postcode for North Farm is SG8 8AE.

NORTH FARM

North Farm comprises a three-bedroom timber framed dwelling dating from the 17th Century under a thatched roof. There is a single storey extension of brick and timber cladding underneath a natural slate roof. The house has a driveway to the side leading to large courtyard parking area (approx. 17.5m x 18.5m) giving access to the house, the annexe and the outbuildings. The property benefits from a mainly lawned garden to the north and west.

North Farm is Grade II Listed, listing entry 1175734. There are several original features throughout including exposed timber beams and fireplaces.

MAIN HOUSE

GROUND FLOOR

Entrance Hall

Sitting Room & Dining Room Two interconnected rooms with a central feature fireplace with log burner.

Study

Inner Hallway with stairs to first floor.

Bathroom with bath, sauna, sink WC and separate WC.

Kitchen & Utility Room Interconnected rooms with a former fireplace. Range of fitted units with electric oven and bottled gas hob (currently out of commission).



FIRST FLOOR

Landing

Bedroom 3 double giving access to bedroom 2.

Bedroom 2 small double giving access to bedroom 1.

Bedroom 1 double with views to the garden.

ANNEXE

Inner hallway

Sitting room with door to courtyard

Bedroom double with views to the garden

Kitchen with a range of fitted units with electric oven and bottled gas hob.

Bathroom with separate bath, shower, WC and sink.

SERVICES

The main house and the annexe benefit from mains water, electricity, oil fired central heating, mains drainage and bottled gas hobs. The annex shares the same oil tank but has a separate oil-fired boiler for central heating. There are water softeners installed for both.

THE OUTBUILDINGS

The buildings are accessed from the driveway adjacent to the house leading to the large gravel courtyard at the rear of the property.

Workshop Brick and timber frame with an assumed asbestos roof with a timber sliding door and a personnel door.

Garages Two attached brick garages with a tile roof, each with a roller shutter door.

LISTED BUILDING

Please note that North Farm is Grade II listed, Listing Number 11175734.

The Vendors have had a Heritage Assessment prepared, a copy of this is available from the Vendor's Agent on request.



GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

TENURE

The Property is being sold freehold with vacant possession upon completion and subject to any rights and easements as described in these particulars.

PUBLIC RIGHTS OF WAY

There are no known public rights of way crossing the property.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not.

LAND REGISTRY

The property is registered at the Land Registry and forms part of Land Registry Title Number HD529729.

ENERGY PERFORMANCE CERTIFICATE

North Farm - Rating E.

LOCAL AUTHORITY & LOCAL PLANNING AUTHORITY

North Herts Council, Council Office, Geron Road, Letchworth Garden City, SG6 3JF.

COUNCIL TAX

North Farm – Council Tax Band G - £3,744.38 (2024/2025)

OVERAGE

The Property will be sold subject to an overage clause whereby the vendor will be entitled to 25% uplift in the value over a period of 20 years, in the event that planning consent is obtained for any separate residential use of the workshop and garage as coloured blue on the plan. The overage will be triggered upon the sale of the Property, or part of, with the benefit of planning consent or the implementation of any such consent.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them. The question shall be referred an Arbitrator to be appointed by the Vendor's Agents, whose decision acting as expert shall be final.

PLANS & AREAS

These are prepared as carefully as possible by referencing additional OS data and the Land Registry. These plans are published for illustrative purposes only and although they are believed to be a correct that accuracy cannot be guaranteed.

ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the Vendor's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining boundaries or their ownership.

VAT

Any guide price quoted or discussed is exclusive of VAT, we are not aware that VAT will be payable on the property but in the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

VIEWING & HEALTH AND SAFETY

The property can be viewed strictly by appointment only with the Vendor's Agents (Brown&Co) Telephone number: 01480 213811

People viewing the Property should be careful and vigilant whilst on the Property. Neither the Vendor nor the Vendor's Agents are responsible for the safety of those viewing the Property and accordingly those viewing the Property do so at their own risk.

VENDOR'S AGENTS

Brown&Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL

Contact:

Kate Barlow | E: kate.barlow@brown-co.com | T: 01480 213811



NORTH FARM

Approximate Area = 1935 sq ft / 179.8 sq m

Annexe = 702 sq ft / 65.2 sq m

Outbuilding = 1274 sq ft / 118.3 sq m

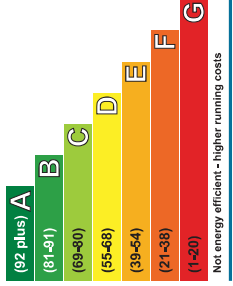
Total = 3911 sq ft / 363.3 sq m

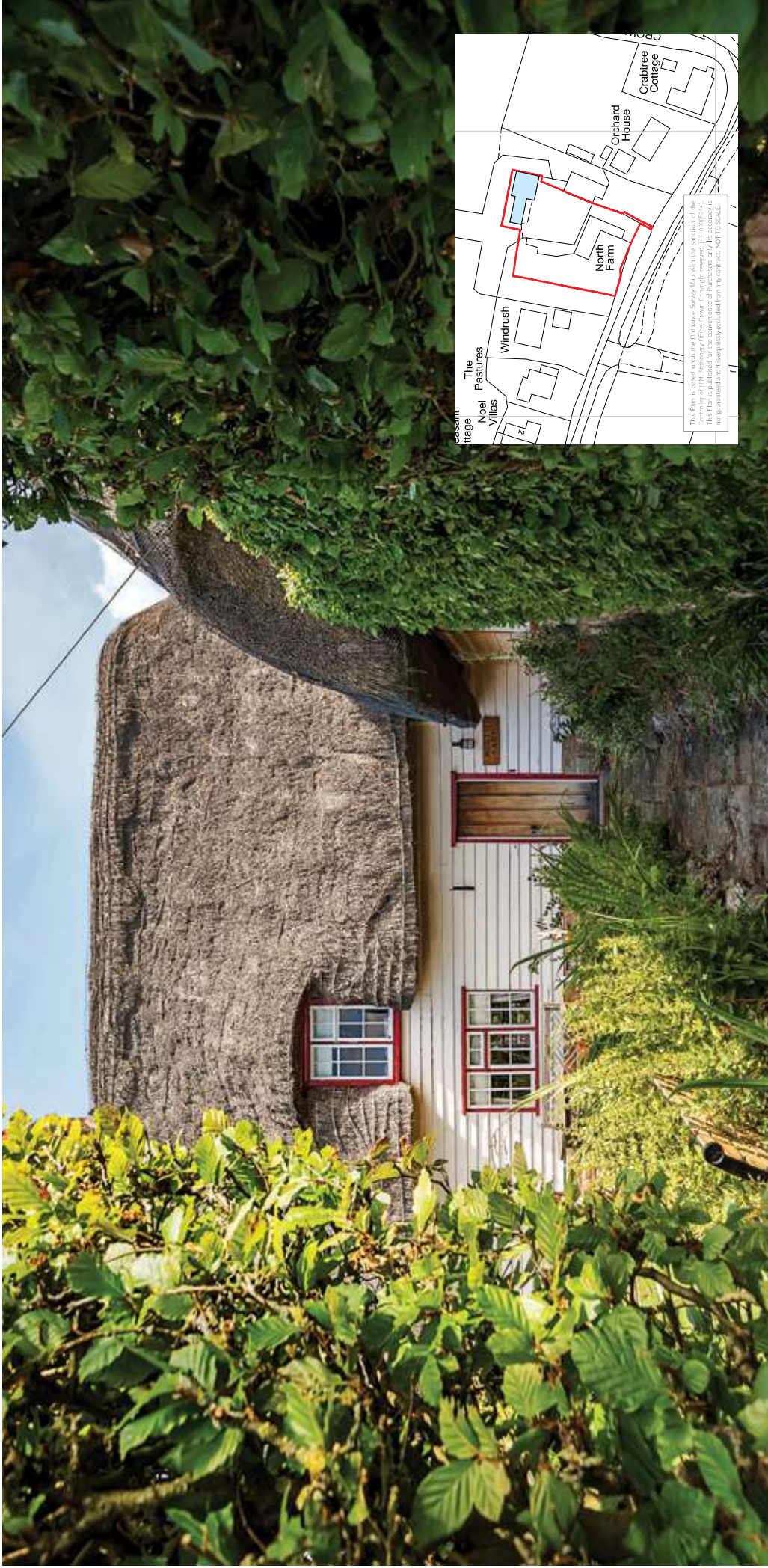
For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or 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, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co –Property and Business Consultants LLP, Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in August 2024. Brochure by wordperfectprint.com.

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