



Connells

Heath Farm Park
Barford St. Martin Salisbury



Property Description

Offering to the market this park home set in the ever popular Heath Farm Park, Barford St. Martin near Salisbury. This park home comprises of a lounge, kitchen, two bedrooms & Bathroom room. rear aspect of stunning countryside views, has a private garden to rear, offering with no onward chain.

Heath farm Park is a residential park with an age restriction of 40 plus. The park is situated on the outskirts of the charming village of Barford St Martin in the highly desirable and sought-after Nadder Valley. Within the surrounding area are Cranborne Chase and West Wiltshire Downs – areas of outstanding natural beauty. The park lies around 7.5 miles west of Salisbury which offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

15' x 8' 9" (4.57m x 2.67m)
Windows to front & side aspect, Front door to side.

Kitchen

10' 6" x 8' 10" (3.20m x 2.69m)

Wall and base units with work surface above, stainless steel sink and drainer, space for cooker and fridge freezer. Dual aspect both sides, with door to front with access to small conservatory.

Bedroom One

10' 9" x 8' 8" (3.28m x 2.64m)

widows to rear and side aspect , small built in wardrobe.

Bedroom Two

8' 8" x 9' 7" (2.64m x 2.92m)

Windows to side and rear aspect .

Bathroom

Comprising bath, wash hand basin & WC

Garden

Ramp decking to front door, patio to rear of the Garden, with stunning rural view to rear aspect,

Agents Notes

Minimum age requirement of 40 years old for residents. Current cost of £187 for electric and water, £29 for a garage rental and £190.94 ground rent per month.





To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: **Council Tax**
Exempt Band: A

Tenure:

[view this property online connells.co.uk/Property/SAL308163](http://www.connells.co.uk/Property/SAL308163)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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