

ESTATE AGENTS

**John Jeffery
of Salisbury**

Residential and Commercial
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Residential Letting and Managing
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**A WELL MAINTAINED, BRIGHT AND LIGHT TWO BEDROOM PARK
HOME SITUATED IN ATTRACTIVE RURAL SETTING**



56 HEATH FARM PARK, BARFORD ST MARTIN, SALISBURY, WILTS SP3 4BH

**Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £50,000**

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

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The Property:

An opportunity to acquire this mobile home in an attractive rural setting on the western side of Salisbury. The accommodation comprises an entrance porch, living room, two bedrooms, kitchen/dining room and shower room. There is a utility cupboard attached to the home suitable for housing a washing machine and tumble dryer. Although an older style property, the home benefits from gas fired central heating, UPVC double glazing and attractive, low maintenance gardens to the front, side and rear. The rules of the Park only allow residents of over 40 years of age without children. When an owner of a Park Home sells their home the Park owners are entitled to a commission of 10% of the sale price.

The Situation:

The park home is situated in an attractive estate in a quiet location adjoining farmland on the edge of the village of Barford St Martin, which lies approximately six miles to the west of Salisbury. The site is situated on a bus route serving Tisbury, Wilton and Salisbury. Local facilities include a school, church, public house and farm shop whilst on the eastern edge of the village is a Petrol Service Station which sells groceries etc. There are further amenities available in the historic town of Wilton, some two and a half miles to the east, whilst Salisbury itself offers a wider range of shopping, educational and leisure facilities.

<u>VIEWING:</u>	Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury Tel: (01722) 335337.
<u>SERVICES:</u>	Metered electricity and water charged through General Estates.
<u>COUNCIL TAX:</u>	The Local Authority has advised that the property falls within Band A.
<u>PITCH FEE:</u>	£163.58 per month
<u>PETS:</u>	We are advised that pets are allowed on the site but we would advise that you check the specific details with the Site's owners, General Estates 02390843011.

The property is approached along a path which leads to steps up to the front door:

ENTRANCE PORCH: Obscure double glazed window to side; useful storage area; Door to:

HALLWAY: Radiator; doors to both bedrooms, shower room and kitchen/dining room.

KITCHEN/DINING ROOM: 2.97m x 2.38m (9'09" x 7'10")
Obscure UPVC double glazed windows to both side elevations; radiator; cupboard housing the Vokera gas boiler; range of base and wall mounted fitted units and roll edged work surfaces; inset sink and drainer; space for cooker; space for fridge/freezer; newly fitted wood laminate effect vinyl floor; door to:

LIVING ROOM: 3.58m x 2.97m (11'9" x 9'9")
UPVC double glazed window to front elevation; UPVC obscure glazed door and window to side elevation with adjacent window; radiator; fireplace with inset gas fire; fitted cupboards and wall mounted shelving over.

BEDROOM 1: 2.97m x 2.23m (9'9" x 7'4")
Obscure double glazed window to rear elevation; radiator.

SHOWER ROOM: Obscure glazed window to side elevation; radiator; shower cubicle with Triton Ivory II electric shower; low level w.c. and pedestal wash hand basin, newly fitted vinyl floor.

BEDROOM 2: 2.13m x 1.27m (7'0" x 4'2") at best
Obscure double glazed window to side elevation; radiator; built-in storage.

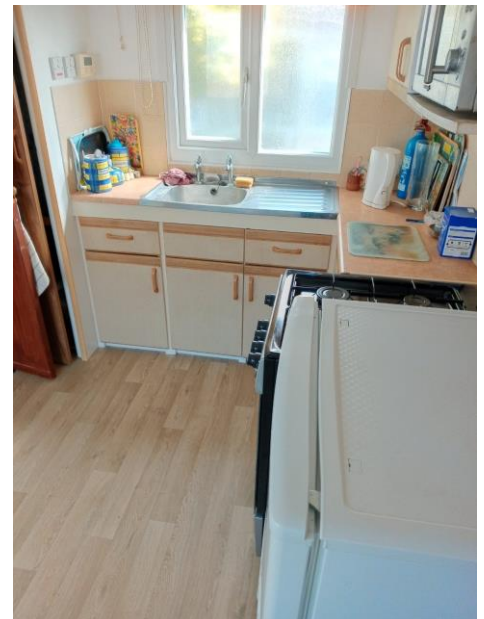
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OUTSIDE

The home is situated in its own enclosed plot measuring 17.93m x 8.22m (58'10" x 27'0") with low maintenance gardens to the front, side and rear. There is an attached cupboard to the side suitable for housing a washing machine and tumble dryer and a substantial metal storage shed. At the end of the garden is a large communal field; use of which is shared by all the residents of the Park. Residents are not allowed to drive cars onto the site except for loading and unloading, but there are several car parks on the edge of the development with spaces near each home.

DIRECTIONS

Proceed west out of Salisbury on the A30 Wilton Road and at the Wilton roundabout turn left and proceed through the centre of Wilton along the Shaftesbury Road. On leaving Wilton proceed a further 2 miles until you reach the village of Barford St Martin. Follow the main road through the village bearing to the left and continue for approximately ¾ mile. At the signpost for Heath Farm Mobile Home Park turn left, then first left and follow the signs to the Visitors Car Park. On foot, walk back towards the entrance and take the road to the left where the property will be found a short distance along on the right hand side.



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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent (John Jeffery of Salisbury) 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.

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.

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.**

Auctioneers Additional 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 6,000 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.

NOTE:

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings

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WWW.RIGHTMOVE.CO.UK**

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