



GREEN FARM BUNGALOW, ALDEBY, BECCLES

SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

£425,000





A Detached 1970's bungalow, tucked away from the road, in the village of Aldeby, sitting on a plot of approximately 2.65 acres.

Green Farm Bungalow offers a renovation opportunity to extend and possibly redevelop subject to gaining the necessary consents from the council.

The current accommodation is accessed via a side door which opens to a kitchen/breakfast room and hallway which extends to the opposite side of the property and leads to a sitting room with fully glazed sliding doors opening on to the rear garden. The kitchen/dining also gives access to a conservatory running the full width of the property.

Outside the property is accessed via a driveway leading to the house and on to a detached single garage, besides this is a natural pond and nissen hut which serves as a garden store. The grounds surrounding the property are mostly laid to lawn and a path at the rear of the garden leads through to a large detached brick and tiled outbuilding which is divided in to three sections. To the west of the property is a grass paddock.

#### SERVICES

Mains electricity and water are connected. Heating is provided for by way of oil central heating and drainage is to a septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### PLANNING

The property is subject to an Agricultural Occupancy Condition. Further details available from the agent's Beccles office.

#### VIEWING

Strictly by appointment with the agent's Beccles Office. Prior to viewing being arranged potential viewers must be able to demonstrate that they meet the agricultural occupancy condition.

#### OVERAGE CLAUSE

The sale is subject to an overage clause where the vendor will be entitled to 100% of any uplift in value following the removal of the agricultural occupancy condition within 25 years after the date of completion.





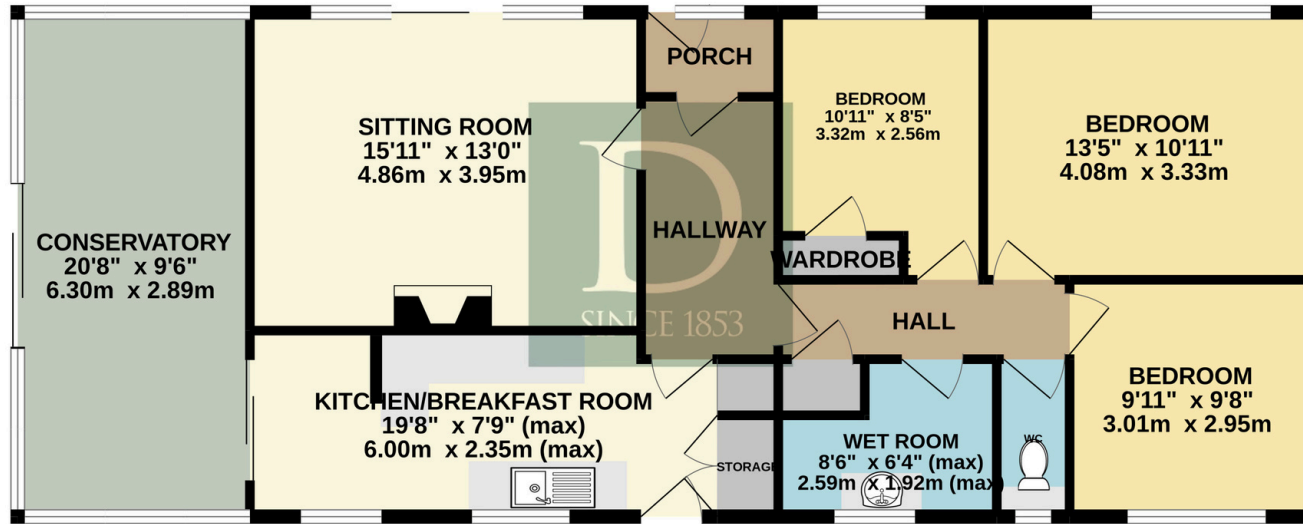


RENOVATION  
PROJECT



FLOOR PLAN

1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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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Durrants and their clients give notice that:

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