

DAVID
BURR

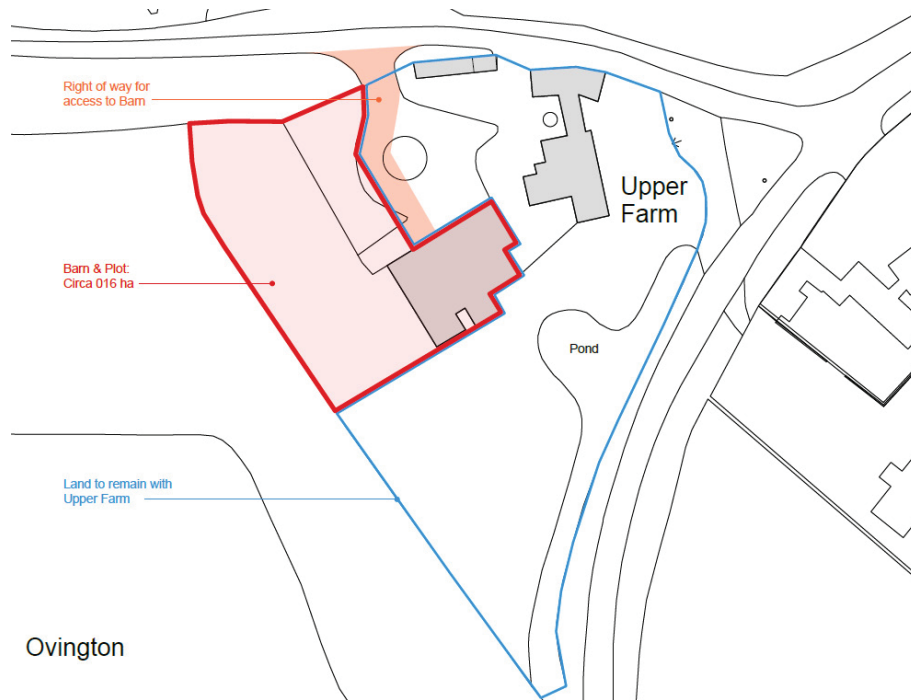


Upper Farm
Ovington, Suffolk

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A spacious detached circa. 2,300 sq.ft barn available for commercial purchase or let. The property will enjoy a right of access, ample parking and it's own garden area, whilst is it situated in the grounds of a Grade II listed residential house.



Due to the nature of the house and it's proximity the following restrictions would apply to any sale/let.

- Operating hours - would be 9.00am to 4.00pm Monday - Friday with no weekend working permitted.
- Noise/Nuisance - our client would have overall say on whether the proposed use is adequate for the setting.
- Maintenance - Potential buyers/tenants would be responsible for maintenance of the upkeep of the barn and grounds, including the installation of services, for which there are currently none.
 - A potential purchase would be subject to an overage clause.
- The existing residential property would maintain control of the 'Triple Garage' noted on the associated plan.

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Ovington, Suffolk

Ovington is a small rural village, on the Essex/Suffolk border, with parish church. It stands about 2 miles south of the small and historic market town of Clare, which offers a good range of day to day services. A commuter rail link to Liverpool Street is available at Sudbury about 9 miles. Cambridge is some 35 minutes drive away, and the M11 and Stansted airport within easy distance.



Material Information

SERVICES: None. Any potential tenant/purchaser would bare the cost of services installation.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

PROPERTY POSTCODE: CO10 8JZ.

TENURE: Freehold/Leasehold.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

CONSTRUCTION TYPE: Wood frame.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

RESTRICTIONS ON USE OR COVENANTS: As noted previously

FLOOD RISK: None known.

SUBSIDENCE HISTORY: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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