



Northey Lodge, North Bank, Thorney, PE6 7YZ

Guide Price £1,200,000

Richardson

Northey Lodge

North Bank, Thorney, PE6 7YZ

- 7.43 Hectares (18.35 Acres)
- 4 Bedroom Detached House
- Caravan Touring Pitches
- Secure Caravan Storage
- Workshop, Storeroom & WCs
- Steel Framed Shed

DESCRIPTION

Northey Lodge is a mixed-use site, used partly for residential purposes and partly as business premises, housing the business of secure caravan storage and caravan touring pitches. The current business trades as Northey Lodge Touring Park and Caravan Storage. The site extends to approximately 7.43 Hectares (18.35 Acres).

LOCATION

Northey Lodge is located four miles to the east of Peterborough City Centre. Peterborough is bustling city with a population of over 200,000 at the last census with excellent links to the A47, A605 and A1 and has direct trains to London Kings Cross taking approximately 50 minutes. what3words: leave.indoor.fixed

NORTHEY LODGE

Northey House is a detached house of rendered brick and tile roof construction. The ground floor has a sitting room, reception rom, dining room, WC, kitchen study and laundry room. The first floor has four bedrooms and one family bathroom. The property has the benefit of oil central heating.





SECURE CARAVAN STORAGE & TOURING CARAVAN PITCHES

To the west of the buildings is a secure caravan store compound, accessed through security gates, extending to approximately 2.33 Hectares (5.51 Acres) with capacity for approximately 300 caravans. The perimeter is security fenced and there are internal hard roads, but most storage areas are on grass.

To the east of the buildings is an area used for touring caravan pitches. There are electric hook-ups with water nearby, with a separate WC and shower block, with launderette. The pitches are grass and in addition there are tent pitches.

OUTBUILDINGS

Externally, there are outbuildings of rendered brick and slate construction, housing workshops, storerooms and WC's; and further open-fronted store used for vehicle storage.

To the north of the main house is a modern 70ft x 60ft steel framed shed with personnel doors and sliding door, constructed, we understand, in the 1990's. The building has electricity connected but no water. There is a caravan wash outside with a mains water supply.

COMMUNICATIONS

Superfast Broadband is available to the property according to Ofcom. Mobile availability via 02 & Vodafone is available at the property according to Ofcom.

COUNCIL TAX & BUSINESS RATES

The house is in Council Tax Band E and Business Rates are assessed on the property at £22,400 with effect 1st April 2023.

TUPE

There are no employees to be transferred with the sale of the property due to retirement.

METHOD OF SALE

The property is for sale by Private Treaty with Vacant Possession with a guide price of £1,200,000.

HISTORIC DESIGNATION

We understand that the land is not affected or restricted by any Ancient Monument Designation.

WAYLEAVES, EASEMENT & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

SPORTING, MINERAL & TIMBER

The sporting, mineral and timber rights are included in the freehold sale, to the extent as they are owned.

ACCESS

Access to the property is taken from North Bank, over a bank and a bridge.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities and neither the vendors nor their agents will be responsible for finding the ownership of said boundaries.

SERVICES

The site is served by mains water and electricity, with sewerage facilities being provided by an effluent plant.

TENURE & POSSESSION

The property is offered for sale Freehold, with the benefit of Vacant Possession.

LOCAL AUTHORITY

The property is located in the administrative boundaries of Peterborough City Council.

VIEWINGS

Viewings are strictly by appointment with Richardson Surveyors.

HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

PLANS & AREAS

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

FURTHER INFORMATION

For further information please contact Jamie Richardson on his direct line on 01780 761651 or jrichardson@richardsonsurveyors.co.uk or Charles Richardson on his direct line on 01780 758008 or crichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

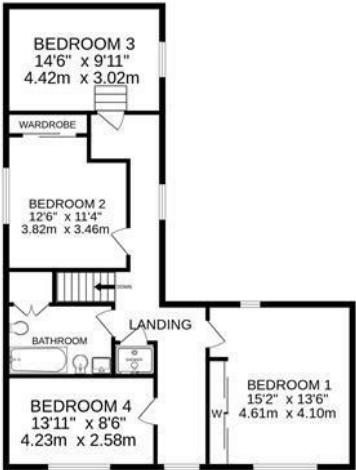


Floor Plans

GROUND FLOOR
1639 sq.ft. (152.3 sq.m.) approx.

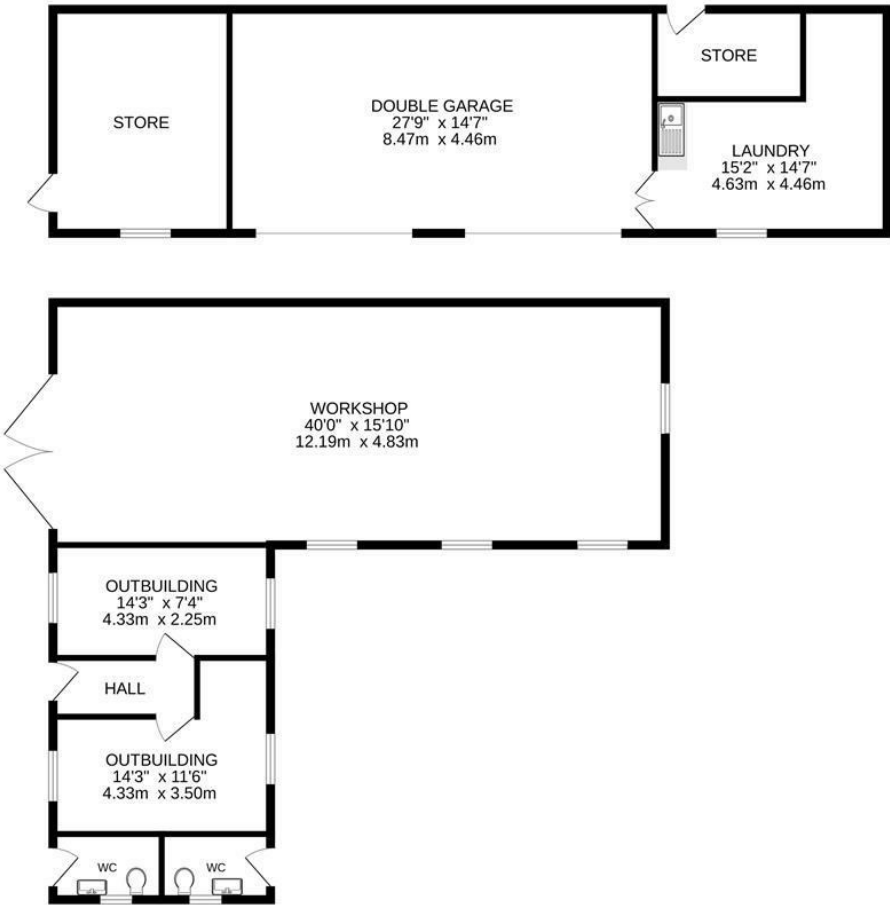


1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 2529 sq.ft. (234.9 sq.m.) approx.
Made with Metropix ©2024

GROUND FLOOR
1759 sq.ft. (163.4 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.
Made with Metropix ©2024

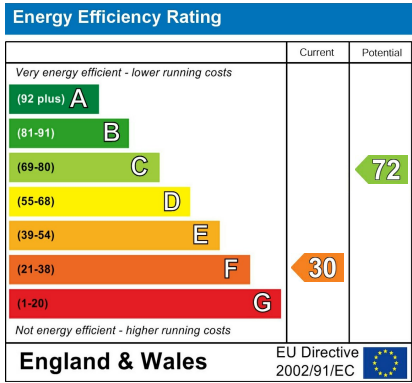
Sales Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.