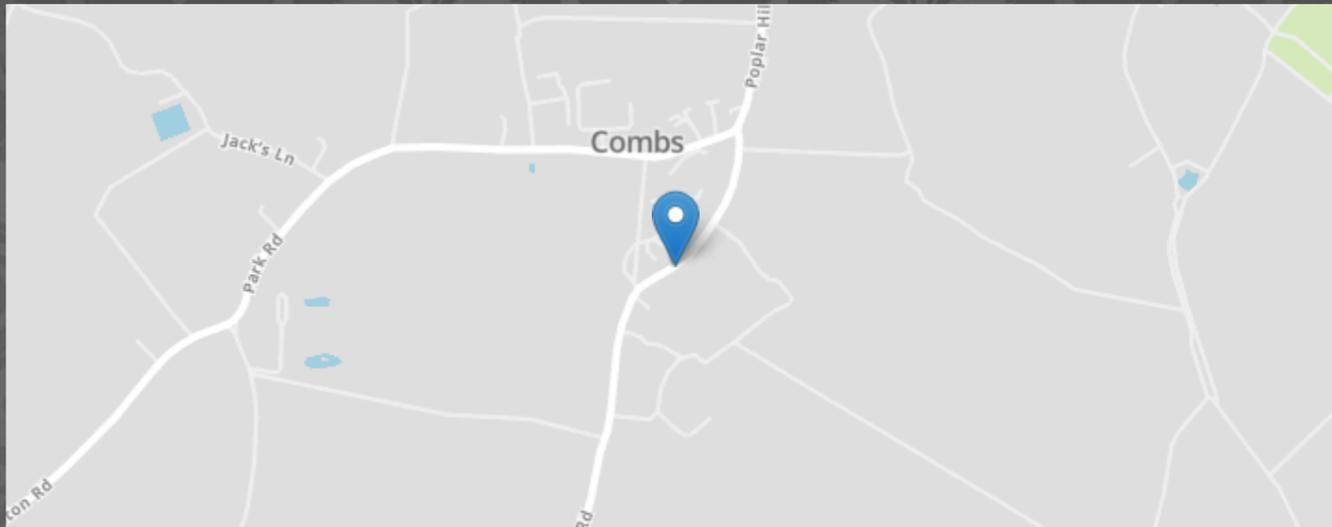


Tannery Road, Moats Tye,



MARKS & MANN



- ONE BEDROOM SEMI-DETACHED HOLIDAY LET
- ESTIMATED POTENTIAL OF UP TO £15,000 PER ANNUM
- ADDITIONAL STUDY / STORAGE ROOM
- VILLAGE LOCATION WITH STRONG SHORT-TERM LET APPEAL
- POTENTIAL TO APPLY FOR RESIDENTIAL PLANNING PERMISSION (STPP)
- OPEN PLAN KITCHEN / LOUNGE / DINING SPACE
- OFF ROAD PARKING

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Tannery Road, Moats Tye,

OFFERS IN EXCESS OF £91,000

An exceptional opportunity to acquire a purpose-built holiday let investment, positioned in a desirable semi-rural setting and offering strong income potential. This one-bedroom, semi-detached property currently operates under commercial/holiday-let use. The layout mirrors the adjoining property (in reverse configuration) and provides well-proportioned accommodation across two floors, including an open-plan kitchen/living space, ground floor bathroom, first floor bedroom and additional study/storage room. The property benefits from off-road parking and a low-maintenance external area, making it ideally suited to short-term letting. From an investment perspective, the property presents a compelling opportunity. Based on comparable holiday lets in the area (next door being a prime example), the annexe could achieve in the region of up to £15,000 per annum as a managed short-term let (subject to occupancy levels and management approach). It is important to note the property is not currently permitted for standard residential use. Should a purchaser wish to convert to full residential status, an application would need to be submitted to the relevant local authority. With increasing demand for countryside stays and flexible accommodation options, this is a ready-made lifestyle investment with both income potential and longer-term strategic value.

£91,000 Offers in Excess of

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GROUND FLOOR

ENTRANCE HALL

Accessed via a composite entrance door, the entrance hall provides a practical transition space with tiled flooring, electric wall-mounted heater and staircase rising to the first floor. A useful area for coats and shoes, with access to the main living accommodation and ground floor bathroom.

OPEN PLAN KITCHEN / LIVING AREA

The heart of the property is the open-plan kitchen and living space, offering a modern and low-maintenance layout ideally suited to holiday let use. The kitchen is fitted with a contemporary range of dark base and wall units with wood-effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven with hob and extractor above, inset sink and drainer, washing machine and space for additional white goods.

The living area provides ample room for sofa seating and dining furniture, with recessed spot lighting creating a bright, modern finish. French doors open directly onto the rear patio area, enhancing the indoor/outdoor feel and providing attractive outlooks — a strong feature for short-stay guests. The tiled flooring throughout is both practical and durable, ideal for high-traffic use.

GROUND FLOOR BATHROOM

Fitted with a modern three-piece suite comprising panel-enclosed bath with shower attachment and glass screen, pedestal wash hand basin and low-level WC. The bathroom benefits from tiled splashbacks, heated towel rail and a rear aspect window providing natural light and ventilation. A clean, neutral finish ensures the space is ready for continued holiday use with minimal immediate expenditure required.

STUDY / STORAGE ROOM

Located on the ground floor, this additional room offers flexible use and is currently suited as a study, dressing area or secure storage space. For holiday letting purposes, it provides valuable additional functionality — ideal for luggage storage, a home working space or ancillary accommodation. The presence of this extra room enhances overall marketability compared to standard one-bedroom holiday units.

FIRST FLOOR

FIRST FLOOR BEDROOM

A generous double bedroom occupying the full first floor footprint, enhanced by sloping ceilings and Velux roof windows that provide excellent natural light. The room comfortably accommodates a double or king-size bed with additional storage furniture. Electric heating is installed and the carpeted flooring provides a softer finish to the upper level. The proportions make this an attractive primary sleeping space for guests or longer-term occupancy (subject to permissions).

OUTSIDE

The property enjoys a private, low-maintenance rear garden designed with practicality and guest appeal in mind. Stepping out from the living area, you are welcomed onto a patio seating terrace — the perfect space for alfresco dining, morning coffee, or evening relaxation. Beyond this, the garden features artificial lawn, ensuring year-round greenery without the upkeep, making it ideal for holiday let operation or buyers seeking an easy-care outdoor space.

The enclosed boundaries provide a sense of privacy and security, while the manageable size ensures minimal maintenance between stays. The layout is both functional and attractive, offering a strong selling point for short-term letting potential where outdoor amenity is highly desirable.

To the front, a generous gravel driveway provides ample off-road parking — a valuable feature for guests or owners alike.

Important information

Tenure – Freehold.
 Services – We understand that electricity, water and private drainage are connected to the property.
 Council tax band - A
 EPC rating - C

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

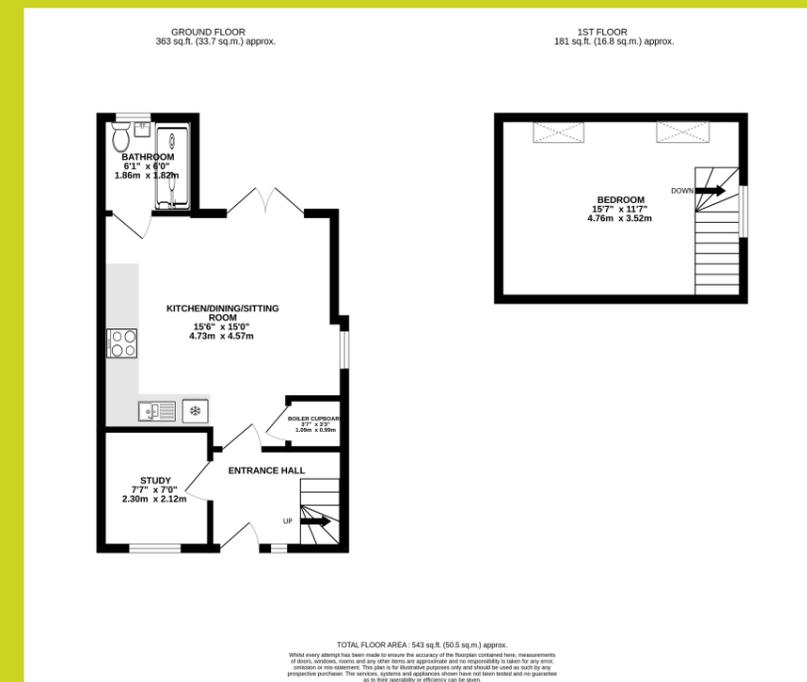
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti 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.



The above floor plans are not to scale and are shown for indication purposes only.

