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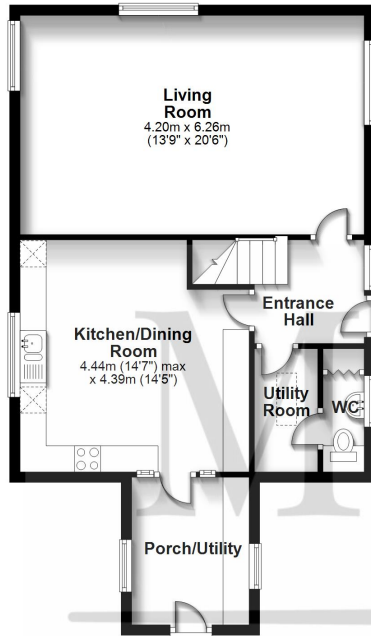
SALES LETTING MANAGEMENT



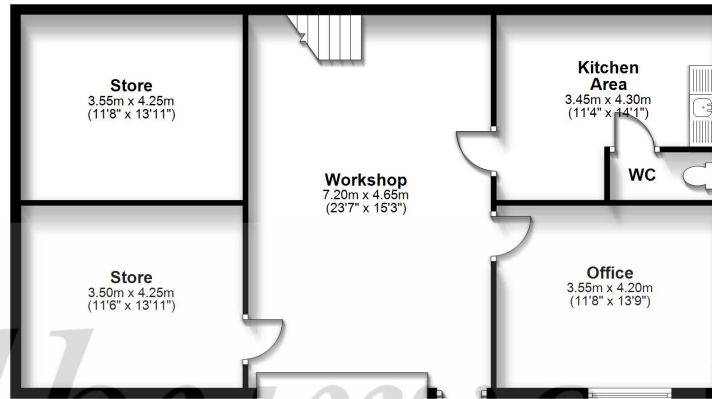
The Tallet, Nupdown Lane, Nupdown, South Gloucestershire, BS35 1RS

Guide £650,000

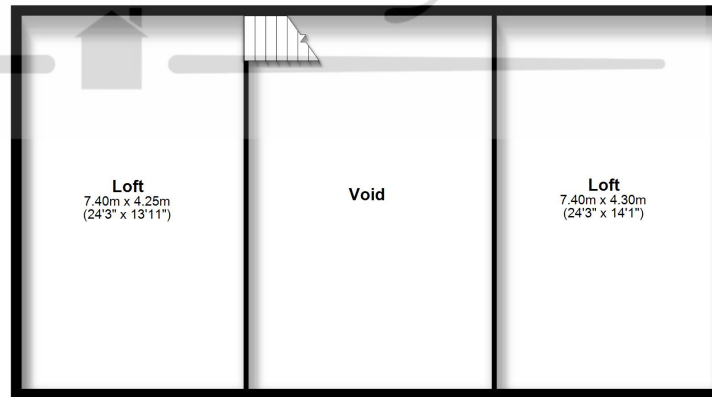
The Tallet Ground Floor



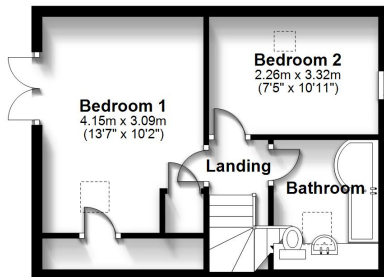
Workshop Ground Floor



Workshop First Floor



The Tallet First Floor



For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# The Tallet, Nupdown Lane, Nupdown, South Gloucestershire BS35 1RS

**DESCRIPTION** The Tallet (Lot1) is well located in the hamlet of Nupdown, neighbored by a small number of farmhouses and surrounded by unspoilt countryside close to the River Severn. The original barn structure has been respectfully converted and extended to give a well-planned two bedroomed dwelling. The property briefly comprises of an entrance porch, large open plan kitchen/diner with dishwasher, fridge and cooker/hob, utility room, cloakroom, inner hallway, and a lovely large lounge with exposed beams. On the first floor is a master bedroom, a single bedroom and bathroom. Outside you have a fully stocked garden with a patio and grass area leading to a parking area. The property further benefits from oil fired central heating and double glazing.

**LAND AND BUILDINGS** Lot 2 – Workshop, extending to approx. 13.70m by 7.50m, located to the immediate south-west of The Tallet with a secure electric roller shutter door. The workshop benefits from a concrete floor and internal partition walls. Lot 3 - Paddock land located to the south-west of The Tallet, laid down to permanent pasture and extends to approximately 1.947 hectares (4.812 acres). The paddock is offered with a substantial steel portal framed building extending to approx. 18.15 m by 30.30m.

**ACCESS** The Property is accessed immediately off the adopted highway along a driveway (owned by the Property) shared with Home Farm to the East. Further details are available from the selling agents.

**TENURE & POSSESSION** The property is offered freehold with vacant possession available on completion of the sale.

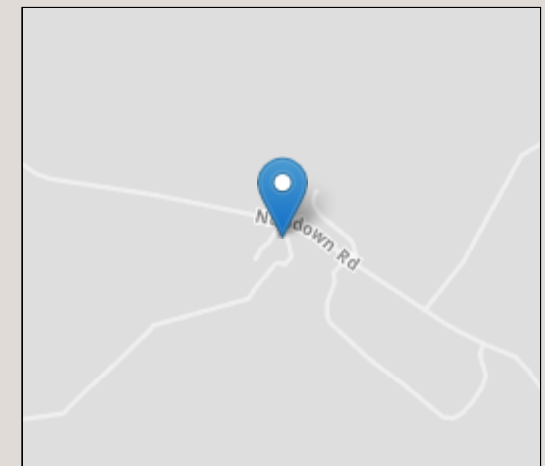
**SERVICES** Mains water and electricity is connected to the property – should the property be sold in separate lots, services will need to be subdivided. The cost of subdivision of any services would be entirely due to the purchaser(s).

**PLANNING** PT02/1074/F – change of use of agricultural building to dwelling (with agricultural occupancy condition and subject to Section 106 agreement) PT07/2129/F – extension to the dwelling P23/01785/F – defined commercial uses of the smaller outbuilding at Lot 2 - Use Classes E(c) and E(g) – the unconverted use of this building would be incidental residential uses associated with the dwelling P23/03266/CLE – Lawful Development Certificate for storage use of the larger outbuilding at Lot 3 (Use Class B8)

**AGENT NOTES** 1. Should the property be subdivided as per the suggested lotting or any variation of the same, then rights of access (at all times and for all purposes) will be granted over the driveway subject to shared future maintenance. Further information from the selling agent. 2. Lots 2 & 3 are sold subject to a development overage clause (uplift) in the event that planning consent or prior approval is granted for residential use. The vendor and their successors in title will be entitled to 30% of the net increase in market value. The term of the overage clause shall be for a period of 21 years.

**RIGHTS OF WAY, EASEMENTS AND COVENANTS** The property is sold subject to all rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities. Perspective purchasers are made aware that a Public Footpath crosses Lot 3 along a route from the south west

**IMPORTANT NOTICE** Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



