



- End terrace period home
- Updating & improvement needed
- 2 Bedrooms
- Double garage at rear
- 2 reception rooms
- Kitchen
- Ground floor bathroom
- Walking distance of Rail station
- Extension Potential (subject to planning)
- Enclosed garden

HOW TO GET THERE HOW TO GET THERE: From Market Place proceed downhill on Forehill. Follow the road round to the right into Broad Street. At the T-junction with Back Hill / Station Road turn left and the property is on the right.

LOCATION: Ely is an historic, expanding city which is well known for its impressive Cathedral and is situated on the edge of the River Ouse, about 15 miles north of Cambridge. The A10 road network provides access to Cambridge which in turn links to the A14 and M11 motorway to London. There are good rail links to Cambridge, London, and Midlands from Ely's main line railway station. Shopping facilities are well catered for with a wide range of shops and supermarkets together with a weekly market and regular farmers market. Schooling is available for all ages together with the well renowned King's School. There is a sports centre offering a variety of sporting and social activities.

20 Market Place info@clarkhomes.co.uk

Ely

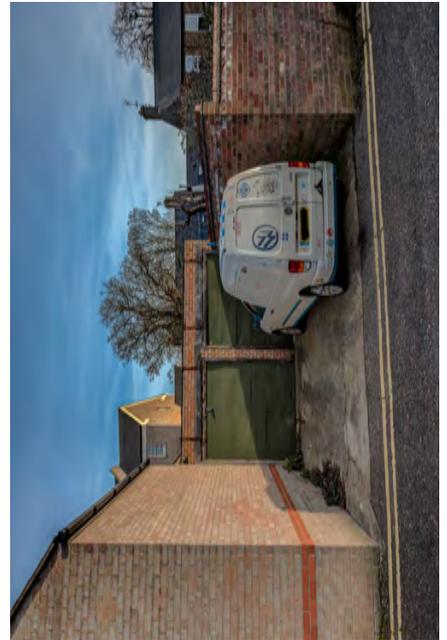
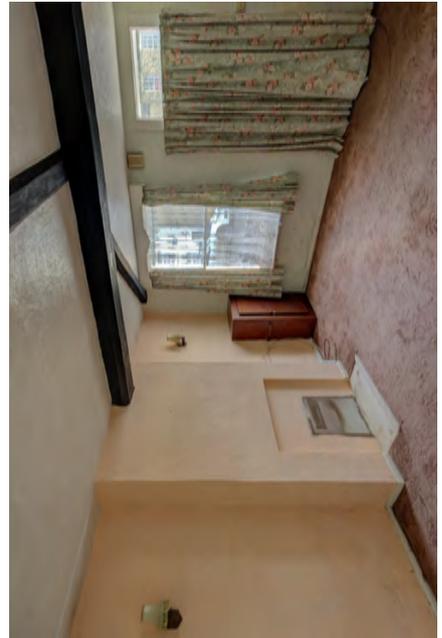
Cambs. CB7 4NT 01353 665020 www.clarkhomes.co.uk

8 Station Road, Ely, CB7 4BS



Total Area: 83.9 m² ... 903 ft²

All measurements are approximate and for display purposes only.





Pre-sale information Pack for:

8 STATION ROAD
ELY
CB7 4BS

Contents

- Introduction
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Introduction to this pre-sale information pack

This **David Clark and Company** pre-sale information pack is designed to provide information for potential purchasers of:
8 STATION ROAD,ELY,CB7 4BS.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces **David Clark and Company** commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

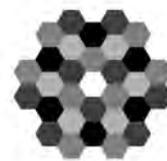
Although the information in this pack is designed to help, the information provided is from the seller of the property and **David Clark and Company** cannot guarantee the accuracy.

Where the information has been sourced via the risk assessment database it is done so based on the property postcode and again this cannot be guaranteed by **David Clark and Company** for accuracy.

Although this pre sale pack provides an overview for a potential purchasers it does not and must not replace the usual checks that would be carried out on both parties' behalf by their acting Solicitors.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number CB317279

Edition date 09.02.2015

This official copy shows the entries on the register of title on 29 JAN 2019 at 14:35:49.

This date must be quoted as the "search from date" in any official search application based on this copy.

The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 29 Jan 2019.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title.

CAMBRIDGESHIRE : EAST CAMBRIDGESHIRE

- 1 (09.01.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 8 Station Road, Ely (CB7 4BS).
- 2 (09.01.2007) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance 14/16 Station Road dated 19 April 1984 made between (1) Janet Irene Lane (Vendor) and (2) Eric Edward Bean and Beryl Marjorie Bean (Purchasers):-

TOGETHER WITH full right of passage and running water through the water pipes now laid through or under the adjoining properties of the Vendor numbered 8, 10 and 12 Station Road aforesaid EXCEPTING AND RESERVING unto the Vendor full right of passage and running of water and soil through the sewers and drains now laid through or under the property hereby conveyed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.08.2007) PROPRIETOR: STEPHEN MARTIN LANE of 25 Main Street, Wardy Hill, Ely CB6 2DF and ANDREW REX LANE of 17b George Street, Marrickville 2204, Sydney, Australia.
- 2 (09.01.2007) The value stated as at 9 January 2007 was £195,000.
- 3 (09.01.2007) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (09.02.2015) The proprietor's address for service has been changed.

Title number CB317279

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (09.01.2007) The land is subject to the following rights granted by a Conveyance 12 Station Road dated 30 July 1984 made between (1) Janet Irene Lane (Vendor) and (2) David Lane and Kathryn Lane (Purchasers):-

Full right and liberty of passage and running of water through the pipes now laid in over or under the adjoining land edged blue on the plan annexed hereto (hereafter called "the blue land") or any replacements thereof.

NOTE The land in this title is the blue land referred to.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 29 January 2019 shows the state of this title plan on 29 January 2019 at 14:35:53. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Peterborough Office .

HM Land Registry

Official copy of title plan

Title number **CB317279**
Ordnance Survey map reference **TL5479NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire : East Cambridgeshire**



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