



- Detached bungalow
- Spacious accommodation
- 3 bedrooms
- En Suite shower
- Lounge with fireplace
- Dining room
- Conservatory
- Oil-fired heating
- PVCu double glazing

HOW TO GET THERE: From Ely take the A142 west. Travel around the Witchford bypass, through Witcham Toll to the roundabout at Sutton. Take the first exit into the village. Cross the mini roundabout (1st exit) and look out on the right for The Orchards. Turn right into this road then 2nd right into Elizabeth Court. The property is on the left.

LOCATION: Sutton is situated off the A142 about 6 miles west of Ely. There are shops in the High Street including a post office, butchers and general store. Primary schooling and a playschool are available within the village with secondary education at nearby Witchford Village College. There is a doctor's surgery and dispensary. Ely offers more comprehensive amenities and a main line railway station with services connecting to Cambridge and London.

20 Market Place info@clarkhomes.co.uk

Ely

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



5 Elizabeth Court, Sutton, Cambs. CB6 2QW



Total Area: 1399 ft² ... 130.0 m²

All measurements are approximate and for display purposes only





Pre-sale information Pack for:

5 ELIZABETH COURT
SUTTON
CB6 2QW

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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:
5 ELIZABETH COURT,SUTTON,CB6 2QW.

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.

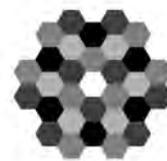
Although the information in this pack is designed to help, the information provided is from the seller of the property and **David Clark and Company** cannot guarantee the accuracy.

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 CB185960

Edition date 17.12.2018

This official copy shows the entries on the register of title on 04 JAN 2019 at 16:32:24.

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 04 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 (26.06.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Elizabeth Court, Sutton, Ely (CB6 2QW).
- 2 (26.06.1995) The Conveyance dated 7 July 1988 referred to in the Charges Register contains the following provision:-

"IT is hereby agreed and declared that the Purchasers shall not by implication prescription or otherwise become entitled to any right of light or air or any other right of easement (except as by this conveyance expressly granted) which would in any way restrict or interfere with the free use of the Vendors' adjoining and neighbouring property for building or any other purpose whatsoever and the Purchasers shall not be entitled to any compensation or damages for any inconvenience or disturbance arising from any building development or other user whatsoever of the Vendors' adjoining and neighbouring property"

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 (22.09.2011) PROPRIETOR: ROBERT CHARLES CHAPMAN and DEBORAH COLLYN CHAPMAN of 5 Elizabeth Court, Sutton, Ely, Cambridgeshire CB6 2QW.
- 2 (22.09.2011) The price stated to have been paid on 19 September 2011 was £186,000.
- 3 (22.09.2011) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 (26.06.1995) A Conveyance of the land in this title dated 7 July 1988 made between (1) Ernest Edward Locke and Patricia Gladys Locke (Vendors) and (2) Norman Arthur Green and Joyce Lillian Green (Purchasers) contains the following covenants:-

"The Purchasers with intent and so as to bind the property hereby conveyed into whosoever hands the same may come and for the benefit of the Vendors' adjoining and neighbouring property and each and every part thereof hereby jointly and severally covenant with the Vendors that the Purchasers will at all times hereafter perform and observe the following restrictions and stipulations:-

(a) Not to erect any building or other structure whether of a permanent or temporary nature on the property hereby conveyed nor to make any external alteration or addition thereto otherwise than in accordance with plans and specifications to be first submitted to and approved in writing by the Vendors whose reasonable expenses in connection with any such application shall (sic) be borne by the Purchasers;

(b) Not to do or permit to be done upon the property hereby conveyed any act or thing which may be or become a nuisance damage or annoyance to the Vendors or to the owners and occupiers for the time being of the adjoining or neighbouring property;

(c) Not to carry on any trade or business or manufacture whatsoever on the property hereby conveyed and not to use any buildings or other structures erected thereon for any purpose other than as a single private residence with garage;

(d) Not to allow any caravan house on wheels lorry van or other commercial vehicle or boat to be kept upon the property hereby conveyed; and

(e) Not to keep any animals or birds on the property hereby conveyed other than the usual domestic pets

THE Vendors shall be at liberty to modify waive or release all or any covenants restrictions or stipulations relating to the Vendors' adjoining and neighbouring property (whether imposed before or after the date hereof) and the Vendors shall be under no restriction as to the mode of development or user of the Vendors' adjoining and neighbouring property and in particular but without prejudice to the generality of the foregoing shall not in any way be bound by the plotting or general scheme of development of the Vendors' adjoining and neighbouring property as may be shown on any plans at any time prepared with regard thereto and may from time to time alter the same in such manner as the Vendors may deem fit"

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 04 January 2019 shows the state of this title plan on 04 January 2019 at 16:33:30. 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 .

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LMT		TITLE NUMBER
H.M. LAND REGISTRY		CB185960
ORDNANCE SURVEY PLAN REFERENCE	TL4479 F	Scale 1/1250 Enlarged from 1/2500
COUNTY CAMBRIDGESHIRE	DISTRICT EAST CAMBRIDGESHIRE	© Crown Copyright

SUTTON

