



- Semi-Detached House
- Three Bedrooms
- Purpose Built One Bedroom Self Contained Annexe
- Spacious Accommodation
- Lounge & Garden Room
- South Facing Mature Garden
- Block Paved Driveway
- EPC Band E

**HOW TO GET THERE:** From Ely take the A142 west and at the roundabout beginning the Sutton bypass take the first exit left into the village. Follow the road and at the mini- roundabout continue straight on into The Brook. The property can be found on your left hand side.

**LOCATION:** Sutton is situated off the A142 about 6 miles west of Ely. The village provides a range of shopping facilities within the High Street including a post office, butchers and general store. There is also a playgroup and primary school within the village with secondary education available at nearby Witchford.

20 Market Place [info@clarkhomes.co.uk](mailto:info@clarkhomes.co.uk)

Ely

Cambs. CB7 4NT 01353 665020 [www.clarkhomes.co.uk](http://www.clarkhomes.co.uk)





About 116.6 m<sup>2</sup> - 1255 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.





**Pre-sale information Pack for:**

45 THE BROOK  
SUTTON  
ELY  
CB6 2QQ

## Contents

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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:

**45 THE BROOK,SUTTON,ELY,CB6 2QQ.**

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.

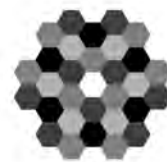
Although the information in this pack is designed to help, the information provided is from the seller of the property and **David Clark and Company** cannot guarantee the accuracy.

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 CB140348

Edition date 27.07.2011

- This official copy shows the entries on the register of title on 06 SEP 2019 at 10:41:43.
- 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 06 Sep 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 (31.10.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 45 The Brook, Sutton, (CB6 2QQ).
- 2 (31.10.1991) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 12 April 1977 referred to in the Charges Register.

## 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 (16.09.2002) PROPRIETOR: KEITH NORMAN NIXON and JANET ELIZABETH NIXON of 45 The Brook, Sutton, Ely, Cambs CB6 2QQ.
- 2 (16.09.2002) The price stated to have been paid on 19 August 2002 was £115,000.
- 3 (16.09.2002) 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 (31.10.1991) A Conveyance of the land in this title dated 12 April 1977 made between (1) The Building and General Mortgage Company Limited and (2) Percy George Brooks and Lilian Louisa Brooks contains restrictive covenants.

*NOTE: Original filed.*

Title number CB140348

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 06 September 2019 shows the state of this title plan on 06 September 2019 at 10:41:47. 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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H.M. LAND REGISTRY

TITLE NUMBER

**CB 140348**

ORDNANCE SURVEY  
PLAN REFERENCE

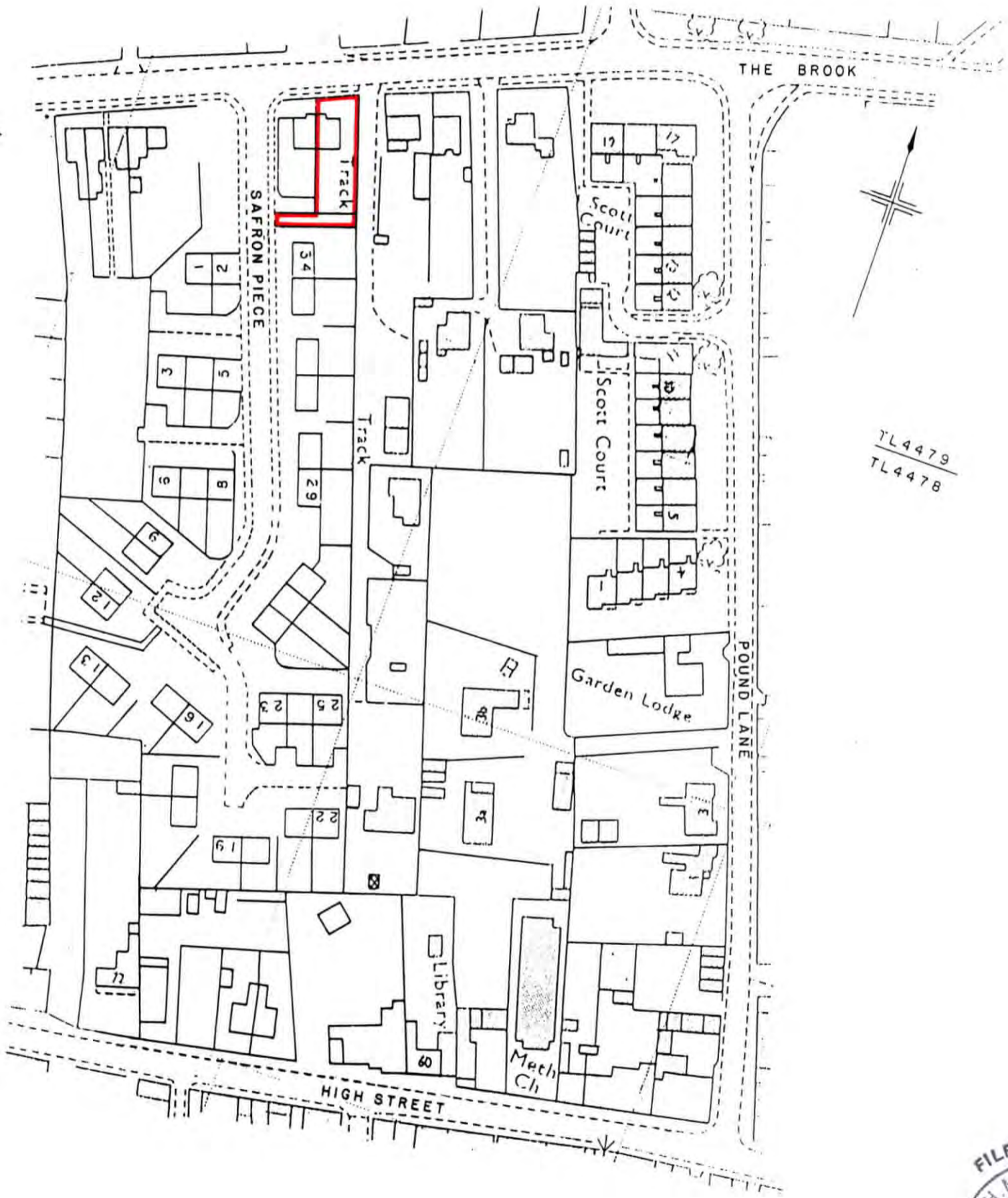
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COUNTY CAMBRIDGESHIRE

DISTRICT EAST CAMBRIDGESHIRE

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