

CAS HOUSE, LITTLETHORPE, RIPON, HG4 3LS
For Sale by Informal Tender
TENDER FORM AND CONDITIONS OF SALE
Offers should be submitted to the Selling Agent no later than
5PM on MONDAY 27TH MARCH 2023
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Sale:

- 1) We are informed by the Vendors that the property will be sold subject to a private right of way over the courtyard in favour of the neighbouring landowner, to access the detached triple bay garage block.
- 2) All offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 3) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 4) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 5) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of acceptance, with a completion date to be mutually agreed thereafter.
- 6) Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 7) The Vendors do not undertake to accept the highest or any offer and reserve the right to further negotiate the sale and disclose offer levels in open negotiations.
- 8) As per the Money Laundering Regulations, the Selling Agent is required to verify identity and proof of residence of the Purchaser. Accordingly, the successful purchaser will be required to attend the Harrogate office of Carter Jonas and provide a form of identification and proof of address. Further details are available on request.
- 9) Offers made by email should be submitted under the subject heading "CAS HOUSE, LITTLETHORPE" or written in the top left hand corner of the envelope if posted.

Offers should be completed and submitted on the form attached overleaf.

Subject to Contract
TENDER FORMTo be returned to Selling Agent's Harrogate Office
5PM on MONDAY 27TH MARCH 2023Carter Jonas LLP
Regent House, 13-15 Albert Street
Harrogate
North Yorkshire
HG1 1JXsam.johnson@carterjonas.co.uk
thomas.hind@carterjonas.co.uk

Tel: 01423 707801

Name

Address

.....

Email

Telephone

Offer

<u>DESCRIPTION</u>	<u>GUIDE</u>	<u>OFFER</u>
Detached residential property subject to an Agricultural Occupancy Condition (AOC) having being finished to the highest of standards and providing approximately 3,179 ft ² of living accommodation.	£450,000

My / Our offer is:
(delete as applicable)

a Cash purchase

Subject to Finance

Subject to the sale of other property

If the purchase is subject to any conditions such as survey, planning or timescale please give full details.

.....

.....

Financial Reference (if applicable):

Name

Address

.....

Telephone

Solicitor

Name

Address

.....

Telephone

Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.

Signed

Dated

Print name

TO BE RETURNED TO CARTER JONAS
ON OR BEFORE 5PM on MONDAY 27TH MARCH 2023

Carter Jonas

REGENT HOUSE
13-15 ALBERT STREET,
HARROGATE,
HG1 1JX

Sam Johnson

sam.johnson@carterjonas.co.uk

Tom Hind

thomas.hind@carterjonas.co.uk



Cas House

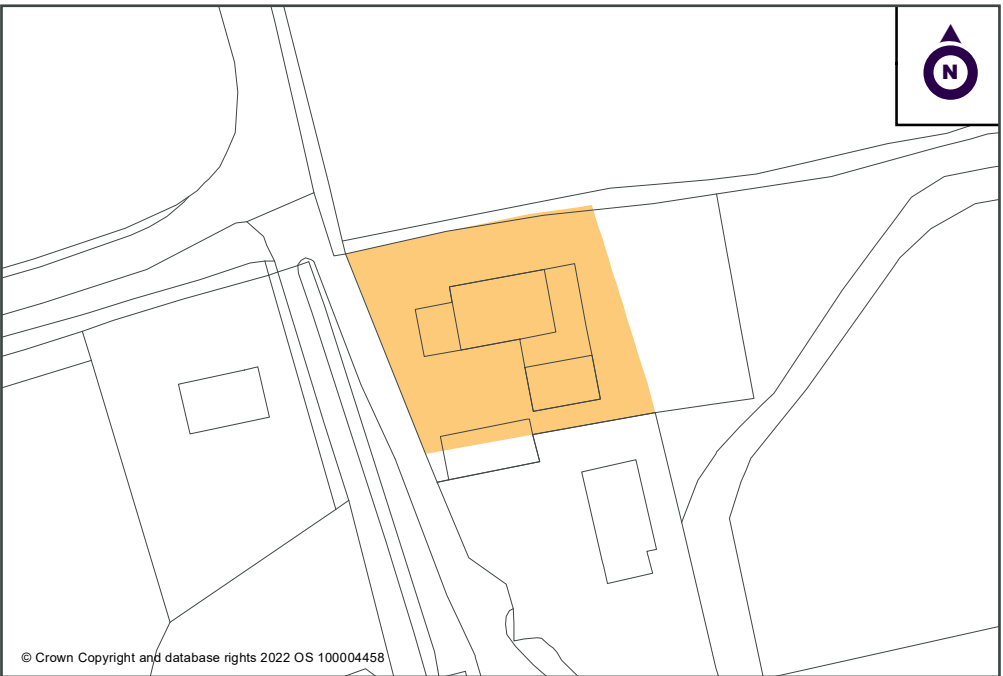
| LITTLETHORPE, RIPON

| **Carter Jonas**

CAS HOUSE
LITTLETHORPE
RIPON
HG4 3LS

**Detached property
subject to an Agricultural
Occupancy Condition.**

Cas House is an impressive detached property of brick construction having being finished to the highest of standards and sympathetically extended and providing approximately 3,179 ft² of living accommodation.



LOCATION
Cas House occupies an appealing rural setting, within approximately 0.80 miles of the desirable village of Littlethorpe. The cathedral city of Ripon is situated approximately 3 miles to the north whilst the spa town of Harrogate is situated approximately 10 miles to the south.
For the commuter, access to the A1(M) is situated approximately 6 miles to the east at Dishforth. There are mainline rail connections at Northallerton, Thirsk, York and Harrogate.



FARMHOUSE

Cas House provides spacious and well planned family accommodation occupying an appealing rural setting with far reaching views over neighbouring farmland.

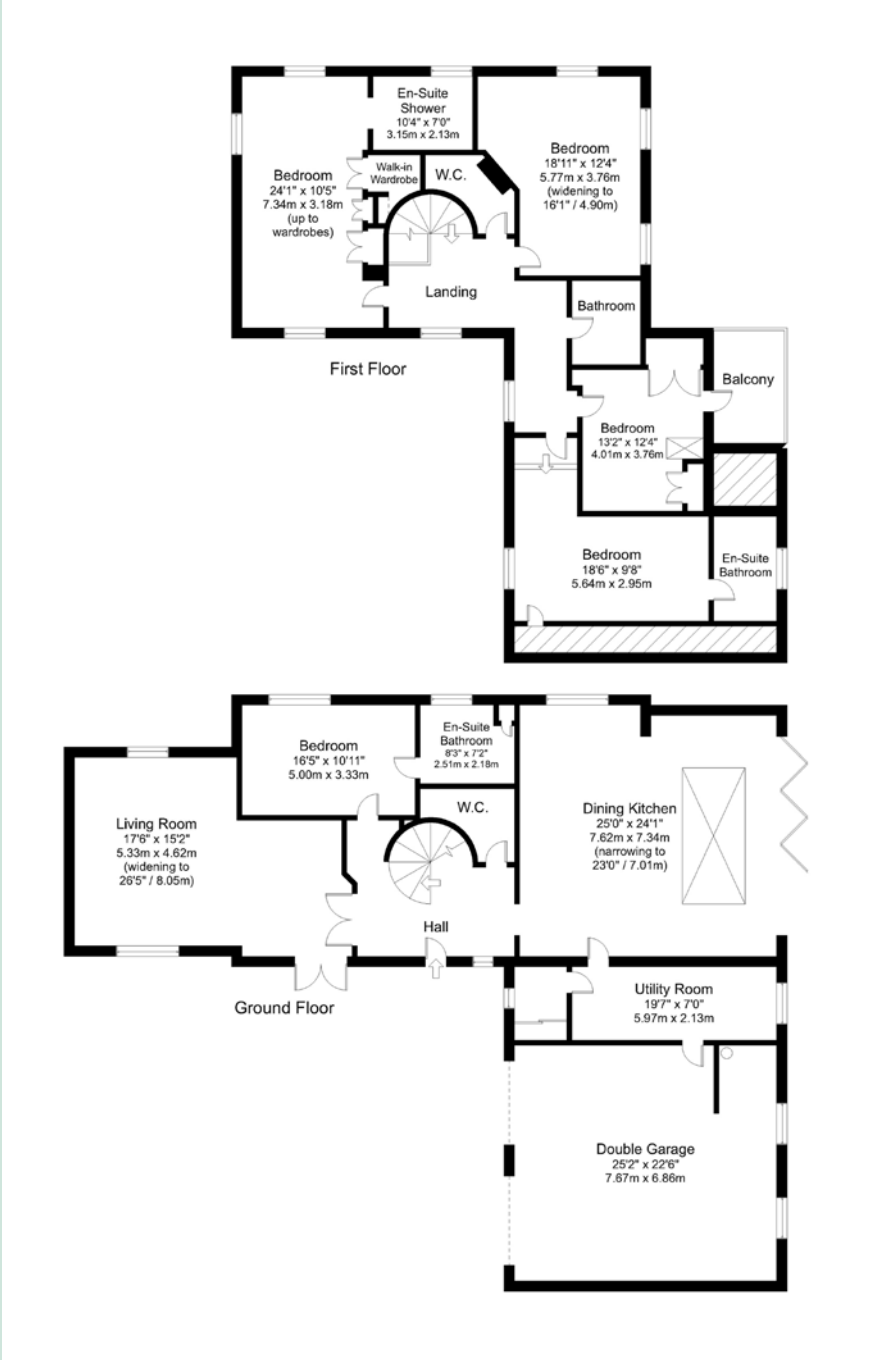
The accommodation is arranged over two floors and extends to approximately 3,179 ft². The front door opens onto a central reception hall which leads to the dining kitchen which forms the heart of the living accommodation and features bespoke fitted wooden units with granite worktops and central island which provide ample and versatile storage. Integrated appliances include a Miele induction hob, electric oven, microwave combination oven, fridge and wine fridge together with a Liebherr freezer, Fisher & Paykel dishwasher. Bi-fold doors open onto a stone patio. Leading from the kitchen there is a utility room with bespoke wooden base and wall units and

providing access to the integral garage. Off the reception hallway there is an en-suite bedroom and downstairs WC. A feature staircase leads to the first floor where the principal bedroom suite features built in wardrobes, a free-standing bath together with en-suite accommodation which features a walk-in shower, wash basin, and WC. There are three further bedrooms one of which includes en-suite accommodation with one bedroom benefitting from a balcony. An integral double garage with electric doors provides ample storage space and also accommodates the oil-fired boiler and water storage tank.

Externally, the property which is accessed over a private right of way benefits from ample private parking with a raised stone flagged patio to the eastern elevation and is bounded to the north by the beck.

The selling agents draw attention to the fact that the detached workshop that faces Cas House is located on third party land and is excluded from the sale.





METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession available on completion.

**AGRICULTURAL
OCCUPANCY CLAUSE**

Cas House is subject to an Agricultural Occupancy Clause as per Planning Ref: 03/05093/FUL which limits the occupation of the dwelling to 'a person solely or mainly employed or permanently retired but last employed in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person.

SERVICES

The property is currently served by a mains electricity connection and private borehole water supply both of which are shared supplies with the adjoining property. Foul drainage is to a private septic tank that is located on the adjoining property.

The Property is sold without the benefit of shared supplies and the Purchaser will be obliged to install independent electric and water supplies together with a package treatment unit within the boundaries of the property being sold.

The Vendor's have obtained quotes for the installations which are available from the selling agents.

EPC RATINGS

Current – C (72)

Potential – B (86)

LOCAL AUTHORITIES

Harrogate Borough Council

www.harrogate.gov.uk

VIEWINGS

Viewings are strictly by prior appointment through the selling agents.



/// Interacts.brittle.carry



HARROGATE

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01423 707835 | thomas.hind@carterjonas.co.uk
Regent House, 13-15 Albert St, Harrogate HG1 1JX

LONDON

020 7493 0676 | andrew@carterjonas.co.uk
18 Davies St, London W1K 3DS

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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Simply better property advice