

EST 1770



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SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## **Bridge House, Northgate, Pinchbeck, Spalding, PE11 3SE**

**FOR SALE : Guide Price - £160,000 Freehold, Subject to Contract**

- Detached house in need of complete refurbishment
- Alternatively may be suitable for demolition and construction of new dwelling (subject to Planning Consent)
- Large Plot with the ability to add a significant extension with views over the River Glen (subject to Planning Consent)
- Adjoining the northern bank of the River Glen
- Total site area approximately 1,440m<sup>2</sup> (0.36 Acres)

SPALDING 01775 766766

HOLBEACH 01406 422760

BOURNE 01778 420406





**LOCATION:**

The property is situated on the north west side of the popular village of Pinchbeck having a frontage to Northgate, at its junction with Herring Lane. The site is triangular in shape and is bounded on the south side by the public footpath running along the northern bank of the adjoining River Glen. It is bounded on the west side by an existing residential bungalow and the triangular point of the site runs up to the bridge on Station Approach.

The village of Pinchbeck is situated about 2 miles north of Spalding with the village having a good range of neighbourhood facilities.

**LOCATION PLAN AND AREA:**

The property forms Land Registry Title No. LL340304 and a copy of the plan for identification purposes included within these Particulars showing the site outlined in red.

The total site area according to Promap Ordnance Survey Mapping System is approximately 1,440m<sup>2</sup> (0.36 Acres).

**ACCOMMODATION:**

The accommodation of the existing house is as follows:-

Front Hallway (east side):

Front Entrance Door:

Sitting Room (south east): 3.62m x 3.16m – fireplace, electricity meter position

Living Room (north east): 3.59m x 3.72m (plus depth of recess cupboards) – fireplace, 2 x recess cupboards

Kitchen: 3.47m x 1.77m – stainless steel sink unit, rear entrance door

Store/Utility Room: 4.44m x 1.76m (plus recess) – with deep white porcelain sink

First Floor:

Stairs and Landing:

Bedroom 1 (north east)	3.51 x 4.52m – 2 wardrobe cupboards (one stuck fast)
Bathroom:	2.9m x 2.3m – washbasin, low level WC, bath, copper water cylinder
Box Room/Rear Landing:	1.91m x 3.38m (with access from landing) – access to roof space
Box Room/Rear Landing gives access to:	
Bedroom 2 (south east):	3.51m x 4.55m – 2 x fitted cupboards (stuck fast)
Box Room gives access to:	
Bedroom 3 (south west):	2.91m x 2.29m maximum

The property is currently in a very poor state of repair and requires complete renovation / refurbishment.

The layout of the property gives the impression that at one time, the property may have initially been a pair of small semi-detached houses.

**OUTSIDE:**

Existing vehicular access from Northgate. Single sized steel framed and corrugated sheeted garage.

Lean to / Fuel Store on the north elevation of brick and pantile construction: 3.8m x 2.44m

**SERVICES:**

Mains electricity and water are connected. The property needs totally rewiring. The property currently has a private drainage system. It is believed the mains foul sewerage system runs in the road adjacent but this is unconfirmed.

Intending purchasers should make all the necessary investigations with the utility companies to confirm the availability and cost of providing any mains services to the property that may be required.

It is believed a drainage pipe, believed to be subject to riparian drainage rights, runs across the corner of the garden closest to the bridge over the River Glen. This runs from the River Glen to the piped dyke which runs under Northgate. This then continues on the east side of Herring Lane in a northwards direction. The pipe under the subject property, we believe, is maintained by the owner of the subject property.

**HEALTH AND SAFETY:**

Bearing in mind the condition of the subject property and the site – prospective purchasers are requested to take extreme care when viewing the property and no liability for damage to persons or property will be accepted by the Vendor or their Agents and that viewing is entirely at prospective purchaser's own risk.

**VIEWING:**

Please contact the Agricultural Department of R Longstaff and Co:

Tel: 01775 766766 – Option 4

Email: [rebecca@longstaff.com](mailto:rebecca@longstaff.com)





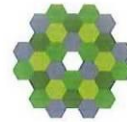




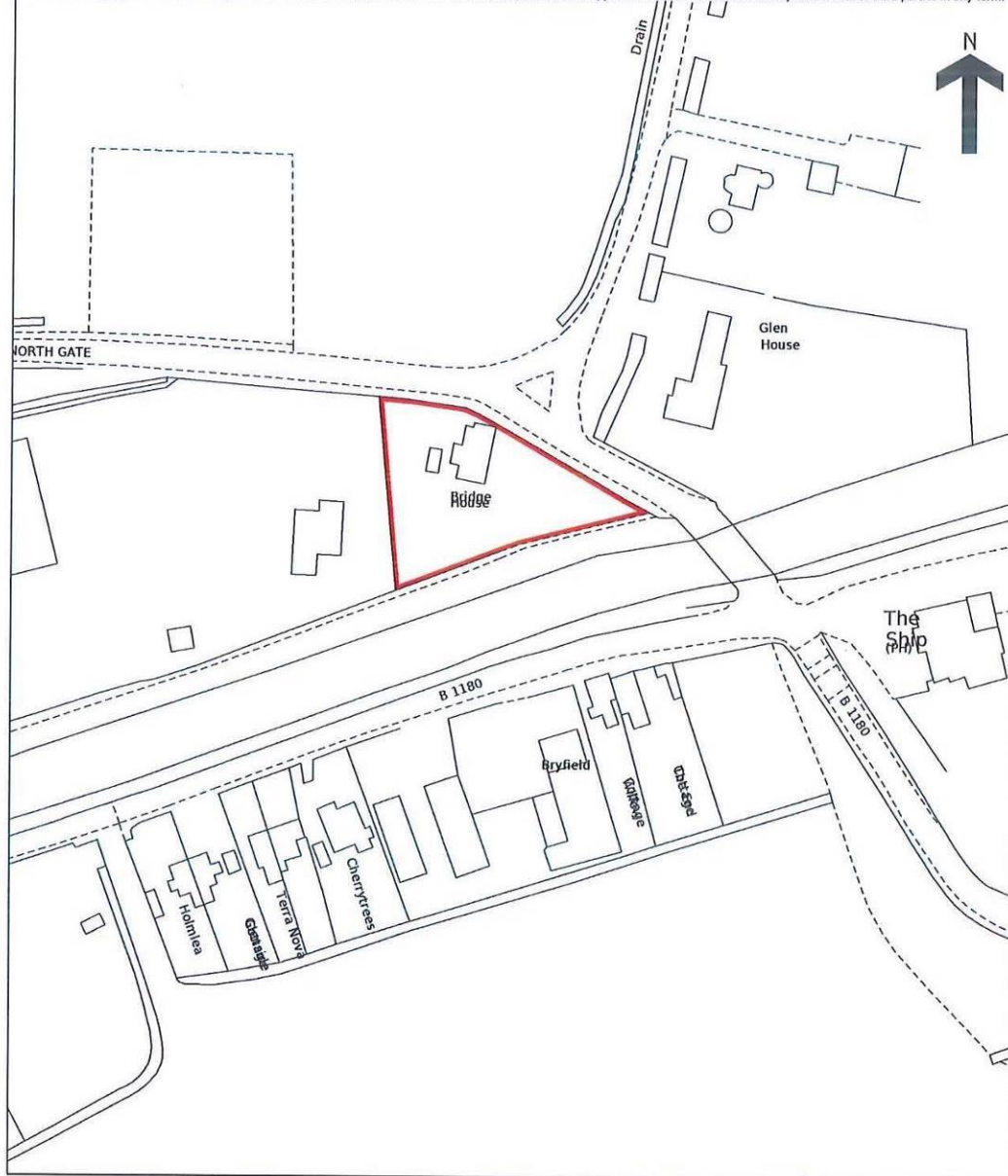


HM Land Registry  
Current title plan

Title number **LL340304**  
Ordnance Survey map reference **TF2326SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Lincolnshire : South  
Holland**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 01 March 2021 at 17:59:46. 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 HM Land Registry, Kingston upon Hull Office.

# FLOOR PLAN







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1   G	



**TENURE** Freehold

**COUNCIL TAX** Band 'C'

**LOCAL AUTHORITIES**

South Holland District Council – 01775 761161  
 Anglian Water Services Ltd – 0800 919155  
 Lincolnshire County Council – 01522 552222

**PARTICULARS CONTENT**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

**Ref: S10682 (6.21)**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

