

EST 1770



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SPALDING RESIDENTIAL/COMMERCIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Fenland Manor, Commercial Buildings and Land, Jekils Bank,  
Holbeach St Johns, PE12 8RQ

**Guide Price £ 850,000 Freehold – Subject to Contract**

- Spacious Victorian Property
- Total Property Area 1.93 Acres (STS)
- Landscaped Grounds
- Extensive Parking & Double Garage
- Incorporates a Ground Floor Annexe
- Commercial Yard & Buildings

Substantial Victorian country house set in mature established grounds totalling approximately 1.20 acres (STS). This elegant 19th Century country house has spacious accommodation including 3 large reception rooms, kitchen, ground floor annexe, 4/5 bedrooms, shower room and bathroom. The versatile accommodation is traditionally presented offering some scope for updating as required.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





## **MAIN HOUSE**

### **ACCOMMODATION**

This substantial Victorian former farmhouse has:

### **ARCHED FRONT ENTRANCE PORCH**

Cupboard housing electricity meters, tiled floor, part glazed front entrance door with 'Lion' door knocker into:

### **RECEPTION HALL**

24' 7" x 7' 10" (7.5m x 2.4m) Coat hooks, telephone point, radiator, picture rail, staircase off, doors arranged off to:

### **DRAWING ROOM**

18' 0" x 14' 1" (5.5m x 4.3m) An elegant room with picture rail, ceiling rose, dual aspect, 2 radiators.

### **SITTING ROOM**

14' 1" x 15' 1" (4.3m x 4.6m) Fireplace with log burner and timber mantle, 2 radiators, TV point, picture rail, dual aspect

### **DINING ROOM**

15' 1" x 18' 0" (4.6m x 5.5m) Dual aspect, radiator, picture rail, built-in shelved store cupboards.

### **KITCHEN**

11' 9" x 8' 6" (3.6m x 2.6m) plus arched recess (with space for refrigerator). Range of oak style base cupboards and drawers, eye level wall cupboards, intermediate wall tiling, one and a half bowl single drainer sink unit with mixer tap, fitted breakfast bar, telephone point, electric cooker point, glazed display cabinets.

### **REAR HALLWAY (CONNECTING WITH THE GROUND FLOOR ANNEXE)**

External entrance door.

### **UTILITY/REAR LOBBY**

10' 2" x 8' 2" (3.1m x 2.5m) Plumbing and space for washing machine, shelving, rear staircase to the first floor, external entrance door (the staircase is included within the room measurement).

### **BATHROOM**

10' 2" x 6' 10" (3.1m x 2.1m) Three piece suite comprising panelled bath, wash hand basin with vanity splashback and mirror over, low level WC, fully tiled walls, shaver point, radiator.

From the Rear Hallway a door connects to:

## **GROUND FLOOR ANNEXE**

### **ANNEXE KITCHEN**

8' 10" x 6' 2" (2.7m x 1.9m) Fitted base cupboards and drawers, wall units, worktops with inset double drainer sink unit, electric cooker point, plumbing and space for washing machine.

### **BED/SITTING ROOM**

13' 5" x 9' 6" (4.1m x 2.9m) TV point, radiator, wall light points, coved and textured ceiling, door to the front garden.

### **EN-SUITE SHOWER ROOM**

5' 5" x 5' 8" (1.66m x 1.74m) Fully tiled floor and walls, fitted three piece suite comprising Newlec shower, wash hand basin, low level WC, extractor fan, coved and textured ceiling.

From the Main Reception Hall the staircase rises to:

### **FIRST FLOOR LANDING**

Doors arranged off to:

#### **BEDROOM 1**

15' 1" x 18' 0" (4.6m x 5.5m) Dual aspect, hot water cylinder with immersion heater, picture rail.

#### **BEDROOM 2**

14' 1" x 18' 0" (4.3m x 5.5m) Dual aspect, coved cornice.

#### **BEDROOM 3**

14' 1" x 15' 1" (4.3m x 4.6m) Coved cornice.

#### **BEDROOM 4**

12' 1" x 8' 6" (3.7m x 2.6m) Fitted wardrobe with shelving to the side and overhead cupboards over the bed recess.

#### **REAR LANDING/BEDROOM 5**

12' 1" x 6' 10" (3.7m x 2.1m) Access to large roof space with windows, staircase leading down to the rear lobby.

Also from the Landing a door gives access into:

#### **SHOWER ROOM**

8' 2" x 9' 6" (2.5m x 2.9m) Shower cubicle, pedestal wash hand basin with tiled splashback and vanity mirror, low level WC, electric shaver point.

### **EXTERIOR**

The property is approached between twin gates with a decorative shaped wall to a tree lined driveway opening on to an extensive driveway and multiple parking area with access to:

#### **ATTACHED DOUBLE GARAGE**

22' 3" x 22' 3" (6.8m x 6.8m) Sliding door, cold water tap, recess housing the oil fired central heating boiler serving the domestic hot water system and part central heating system.

#### **THE GARDENS**

The house is approached along a sweeping gravelled driveway from Jekils Bank leading to a circular gravelled area in front of the house with a central garden laid to lawn with a flower bed, specimen Cedar tree and 8 palm trees. Shrubbery to the southern side offers privacy.

The garden to the north is laid to lawn with further sunken lawn and shrubbery to the west side of the main drive.

The gardens to the east are established with lawns, stocked borders and trees.

















## COMMERCIAL BUILDINGS & YARD

**DETAILS OF THE BUILDINGS & YARD (Measurements/Areas reflect Gross Internal and are approximate/for guidance only)**

### **WORKSHOP NO. 1 (EAST):**

12.6m x 27m - 340.2m<sup>2</sup> (3660 ft<sup>2</sup>) Built of brick with steel trusses and asbestos roof incorporating a corner office

### **WORKSHOP 1A EAST (REAR):**

11.70m X 11.7m - 136.87m<sup>2</sup> (1472 ft<sup>2</sup>) of steel and profile construction.

### **ADJOINING LEAN TO (EAST SIDE):**

5.4m x 27.0m (Internal Overall) - 145.80m<sup>2</sup> (1568 ft<sup>2</sup>) built of brick with asbestos roof and sub-divided into various sections.

### **WORKSHOP NO. 2 (WEST):**

20.40m x 17.14m - 349.65m<sup>2</sup> (3762 ft<sup>2</sup>) built of part-brick, asbestos roof and incorporating inspection pit.

### **REAR EXTENSION TO NO. 2 WORKSHOP:**

6.45m x 8.82m + 8.25m x 7.48m - Total 118.59 m<sup>2</sup> (1276 ft<sup>2</sup>) with rear entrance door

### **EXTERNAL FRONT HARDCORED DISPLAY AREA:**

With surface water drainage incorporated including extensive display areas and long frontage to Jekils Bank, fenced and gated.

### **PLANNING PERMISSION CONSENT**

Full B1 (Business) and B2 (General Industrial) was granted by the South Holland District Council under Ref H23-0385-02 in July 2002. There are certain conditions appertaining to the consent including the continuing relationship/ownership of the house and yard & buildings. A copy of the original consent is available for inspection from the Agents upon request. This contains various conditions which should be considered as part of the pre-purchasing investigations that are recommended to any interested parties.

### **OCCUPATIONS**

**Building 1 and 1a:** These are let to three different occupiers with a cumulative annual rent of £10,200. Two of the occupations are on Contracted Out Leases and the third is by way of Licence. Further information on these are available upon request.

**The remaining buildings (No. 2 & 2 (Workshops)** are occupied by the Vendor and will therefore be available with Vacant Possession. However, the vendor will rent back the small workshop for a period of 6 months following completion on Terms to be agreed.

### **THE ANNEXE**

The Vendor has also suggested that if the house annexe was available for six months following completion of the sale that he would be interested in taking a Shorthold Agreement Lease for such a period on terms to be agreed.

### **TENURE**

The tenure of the property is all freehold.

### **POSSESSION**

Fenland Manor is available with the benefit of vacant possession together with those buildings that are occupied by the vendor. Other Buildings occupied by third parties are subject to existing leases details of which are available from the agents.











## **RATING ASSESSMENTS**

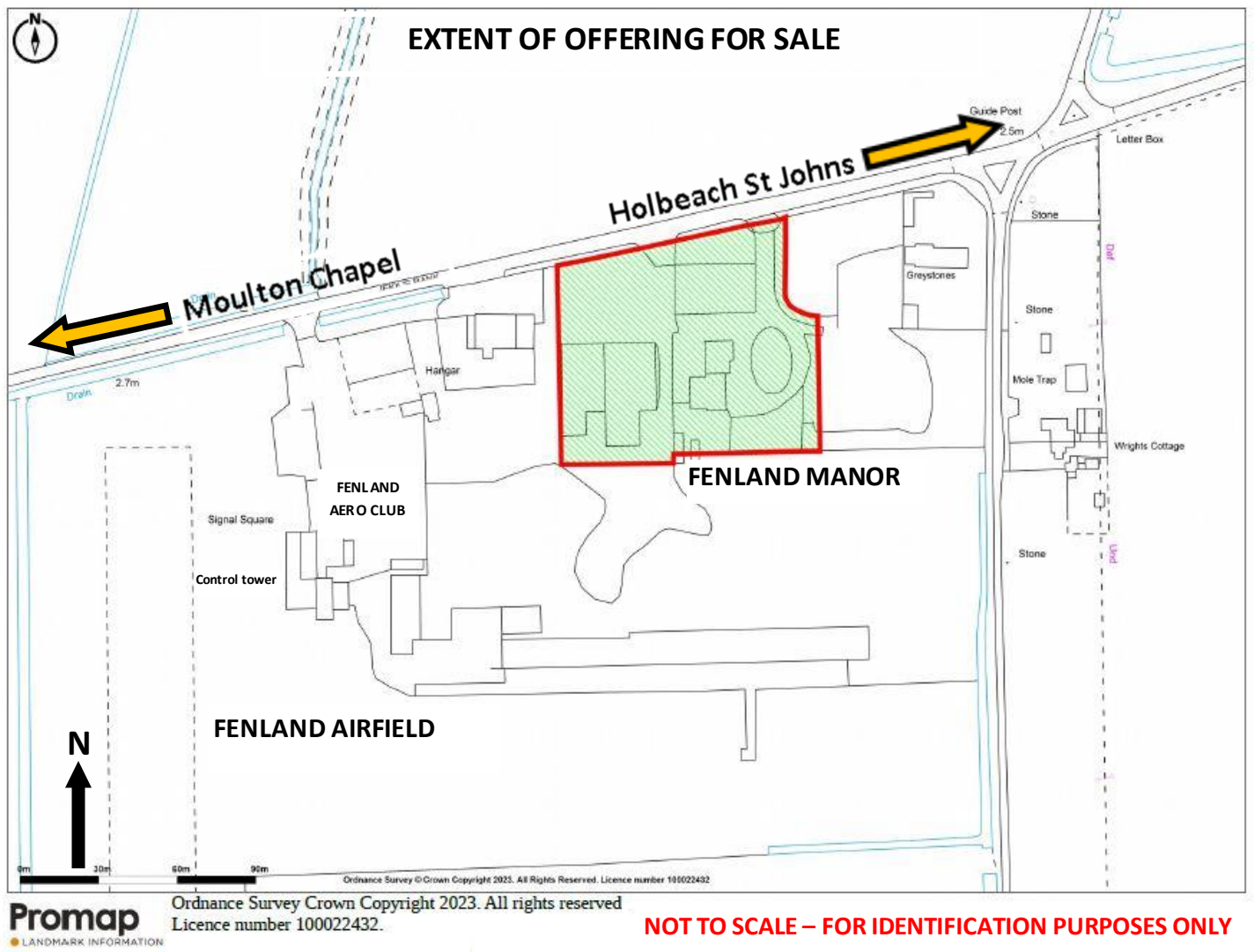
We understand that the commercial part of the property is subject to the following rating assessments:

- a) Front ground floor workshop in Building 1 – Rateable Value £4,050
- b) Rear workshop in Building 1 – Rateable Value £10,750
- c) The right-hand workshops in building 2 – Rateable Value £16,500

## **NOTES**



## PLAN OF FENLAND MANOR



### GENERAL INFORMATION

This is a fine example of Victorian architecture comprising a substantial red brick detached house with delightful established and well-maintained gardens, ample parking and garage facilities. In addition, there are extensive Commercial Buildings and yard (Part with vacant possession and part let). The vendor advised that the house has new replacement sash windows with toughened glass fitted in 2022. We are advised by the vendor that the house also has an early example of cavity brickwork.

The Property lies to the north and east of Fenland Airfield.

### DIRECTIONS

The property is situated adjacent to commercial premises and the Fenland Airfield along Jekils Bank. From Spalding proceed along the B1165 Austendyke Road in an easterly direction continuing into Hurdletree Bank and on to Ravens Bank. At Whaplode St Catherine turn right into Cranesgate South, continue to the 'T' junction with Jekils Bank, turn right and the property is situated on the left-hand side before the Fenland Airfield.

### AMENITIES

Along with the nearby Airfield for light aircraft which also has a café/restaurant, the nearest main amenities are at the market town of Holbeach which is around 5 miles from the property. Holbeach offers a range of shopping, leisure, educational, medical and commercial facilities. The larger town of Spalding is around 8 miles from the property and the cathedral city of Peterborough approximately 20 miles to the south. Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.



## MAIN HOUSE EPC

### Energy rating and score

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## ANNEXE EPC

### Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**TENURE** Freehold

#### SERVICES

Mains water and electricity. Private Drainage System. Part oil central heating. No mains gas available.

#### 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

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**Ref: S11302 (October 2023)**

#### VIEWING

By prior appointment.

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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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