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120 Westhorpe Road, Gosberton Westhorpe, Spalding Lincolnshire PE11 4EN

FOR SALE - OFFERS IN THE REGION OF £150,000 Freehold
BEST AND FINAL OFFERS TO BE RECEIVED BY THURSDAY 29TH FEBRUARY 2024
PLEASE CONTACT FOR FURTHER INFORMATION AND FORM

- An extensively fire damaged Detached 4 Bedroom Bungalow requiring specialist demolition due to potential asbestos contamination, sitting on a plot of approximately 1 Acre
 - Situated in a pleasant semi-rural location

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

From Spalding proceed in a northerly direction along the Pinchbeck Road continue through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road into the High Street continue past the park and into the centre of the village turning left opposite The Bell into Westhorpe Road. Continue past the Church and proceed for around 400 yards where upon the property is situated on the left-hand side.

The thriving village of Gosberton has a range of amenities including primary school, modern doctors surgery/medical centre, Co-Operative supermarket, hairdressers, butchers shop etc. The Georgian market town of Spalding is 7 miles to the south and Peterborough is 25 miles from the property.

DESCRIPTION

An opportunity to re-build on a substantial established residential property which suffered extensive fire damage during 2021. The total 'plot' area is just short of 1 acre (subject to survey) and is situated in a very pleasant semi-rural location on the outskirts of Gosberton with other residential properties adjacent.

There are various timber outbuildings, ample parking and the property has open field views to the north, east and south and is situated in a pleasant semi-rural location.

A copy of an Asbestos Study previously carried out is available upon request.

Only unconditional offers will be considered by the Vendor – and a Development Uplift of 30% for a term of 30 years will be imposed on the sale of the site to restrict any future development to one dwelling.

ACCOMMODATION

The following descriptions describe the property layout, room sizes etc. prior to the fire.

Half glazed UPVC Front Door to:

ENTRANCE LOBBY

Door to;

SITTING ROOM

18' 3" max x 13' 6" (5.58m max x 4.14m)

DINING ROOM

18' 0" x 10' 4" (5.51m x 3.17m)

KITCHEN

16' 3 x 8' 10" (4.96m x 2.71m) Windows to the front and side elevations, external entrance door

From the Dining Room a door leads to:

INNER HALLWAY

18' 11" x 3' 10" (5.79m x 1.18m) max. Doors arranged off to;

BATHROOM

6' 11" x 5' 9" (2.12m x 1.76m)

BEDROOM 1

14' 1" x 9' 8" (4.30m x 2.95m) Window to the rear elevation

BEDROOM 2

8' 11" x 9' 7" (2.72m X 2.93m) Window to the rear elevation

BEDROOM 3

9' 3" x 8' 3" (2.83m x 2.52m) Window to the rear elevation

BEDROOM 4

9' 6" x 7' 2" (2.91m x 2.19m) Window to the rear elevation

EXTERIOR

Vehicular access on to a decent parking area with access to:

TIMBER DOUBLE GARAGE

17' 4" x 17' 8" (5.30m x 5.39m) Concrete base, pair of twin entrance doors, power and lighting, side personnel door

OUTHOUSE

8'11" x 7'11" (2.74m x 2.43m) Brick construction with perspex roof

GARDEN TOILET

Low level WC in a brick store with perspex roof

ATTACHED FUEL BUNKER**MODERN OIL STORAGE TANK****SUBSTANTIAL REAR GARDENS****RANGE OF TIMBER OUTBUILDINGS**

22' X 11" X 10'5" (7.00m X 3.2m) Forming former goat sheds with a paved courtyard, mesh fencing and 2 gates

Away to the other side of the property (east side) is a very overgrown area but with various established fruit trees including apple.

The overall site is extremely private with established trees and bushes around the perimeters. There is open farmland on the other side of the road.

It is not possible to make any internal inspection of the bungalow.

HEALTH & SAFETY HAZARD

THE SITE IS VERY UNSAFE AND UNDER NO CIRCUMSTANCES SHOULD ANYONE ENTER THE PREMISES WITHOUT PRIOR PERMISSION

DRONE FOOTAGE IS AVAILABLE ONLINE

NOTE: An application for Probate is currently in progress and is estimated to be completed by early May 2024, therefore exchange of contracts for any agreed sale will not be possible until Probate has been granted, however completion would be possible 7 days after exchange.







RED BOUNDARY LINE IS SHOWN FOR GUIDANCE ONLY

TENURE Freehold

SERVICES

Mains water, electricity and private drainage are all believed to currently be connected.

NB The Agents suggest the private drainage system may not be compliant with current regulations and it is up to the incoming buyer to make their own investigations).

LOCAL AUTHORITIES

District & Planning: South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE
CALL: 01775 761161

Water: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity: Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westempower.co.uk CALL: 0121 623 9007

PARTICULARS CONTENT

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Viewings are to be arranged 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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