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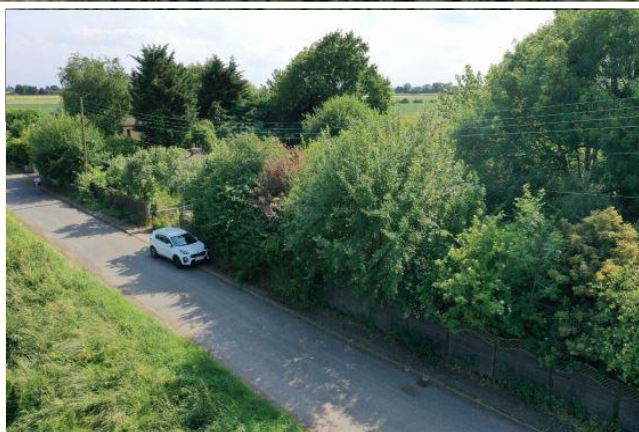
THE FERNS - Beck Bank, Quadring Fen, PE11 4QY

Guide Price £125,000 Freehold

- Existing Bungalow Structure of 'Non-Traditional Construction' (In very poor condition)
- Planning Consent for replacement dwelling.
- Site area approx. 0.3 acres (Subject to Detailed Survey)
- Rural Location
- Within reach of local villages/market towns including Gosberton, Donington, Spalding, Boston and Sleaford.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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GENERAL INFORMATION/DESCRIPTION

The Ferns comprises a detached single storied bungalow type dwelling which is a 'Non-Traditional Construction' in poor condition and is located on the west side of Beck Bank, Quadring Fen close to other residential properties but generally set in a rural location.

It is 3 miles west of Quadring, 5 miles from Donington and Gosberton and the nearby market towns of Spalding, Boston & Sleaford which are within easy travelling distance.

It should be noted that the property (generally) is somewhat overgrown but that it offers the opportunity of building an individual property on a good sized triangular shaped site with farmland to the rear/west. There are private residential properties both on the north and south side.

Quadring Fen (settlement) comprises a group of rurally located mainly residential properties in a predominately agricultural area.



PLANNING CONSENT

Outline Planning Consent has been granted by the South Holland District Council - Application Reference Number **H15-0669-23**, the consent is dated 26th September 2023. The description includes the demolition of the detached residential dwelling with outbuildings and the construction of a new residential dwelling with detached garage. It is subject to conditions. Interest parties are recommended that they have fully taken on board the details of the consent. A copy of the Planning documents is available to download from the South Holland District Council Planning website.

Alternatively, if additional information is required or a hard copy of the consent or other planning details, please contact our Residential Development Department on 01775 766766.

(It will be the purchaser's responsibility to carry out and comply with all conditions of the Outline Planning Consent').

TENURE

The Tenure of the property is Freehold.

POSSESSION

Vacant Possession will be available upon completion. The property will be sold in its present condition.

SERVICES

Interested parties are advised to make their own investigations as to the availability and costs of providing all necessary services to any proposed new development including the cost and availability of providing any suitable and compliant new private drainage system.

We believe that there is no mains gas available in the immediate locality.

If for any reason the existing structure/building should be retained, interested parties are again advised to make their own investigations as to the availability and costs of providing all necessary services required to the existing building. The location and type of existing private drainage is not precisely known and may not necessarily comply with current private drainage legislation/regulations.

The vendor nor its agents are able to verify any details with regard to 'services'.



LOCAL AUTHORITIES & SERVICE PROVIDERS

District & Planning:

South Holland District Council Priory Road,
Spalding, Lincolnshire, PE11 2XE

CALL: 01775 761 161

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@westernpower.co.uk

CALL: 0121 623 9007

VIEWING

Viewing of the exterior of the site may be undertaken at any reasonable time with a copy of these particulars to hand. Viewing of the interior of The Ferns (Bungalow) is by prior appointment (only).

HEALTH & SAFETY

All Parties entering any part of the property do so entirely at their own risk and neither the Vendor nor their Agents accept any liability for damage to persons or property as a result of being on the property.

The site is well overgrown and there will be parts that are difficult to inspect.

Interested parties should have suitable clothing and footwear and take all appropriate precautions when visiting the property to ensure their own safety.



DETAILS OF PRESENT ACCOMMODATION

All measurements are approximate.

ENCLOSED FRONT ENTRANCE PORCH

2.7m x 1.3m

KITCHEN

4.56m x 4.41m

LIVING ROOM (Middle)

4.62m x 6.95m Leading to...

BEDROOM 2 (South)

4.54m x 2.99m

BEDROOM 1 (North)

3.80m x 3.55m

REAR LOBBY

2.95m x 2.62m

Leading to...

BATHROOM (Northwest)

2.93m x 1.76m Shower (only), wash hand basin, low level WC (Please note that the floor in this area is unsafe)

LEAN-TO REAR KITCHEN EXTENSION (West)

4.16m x 9.73m

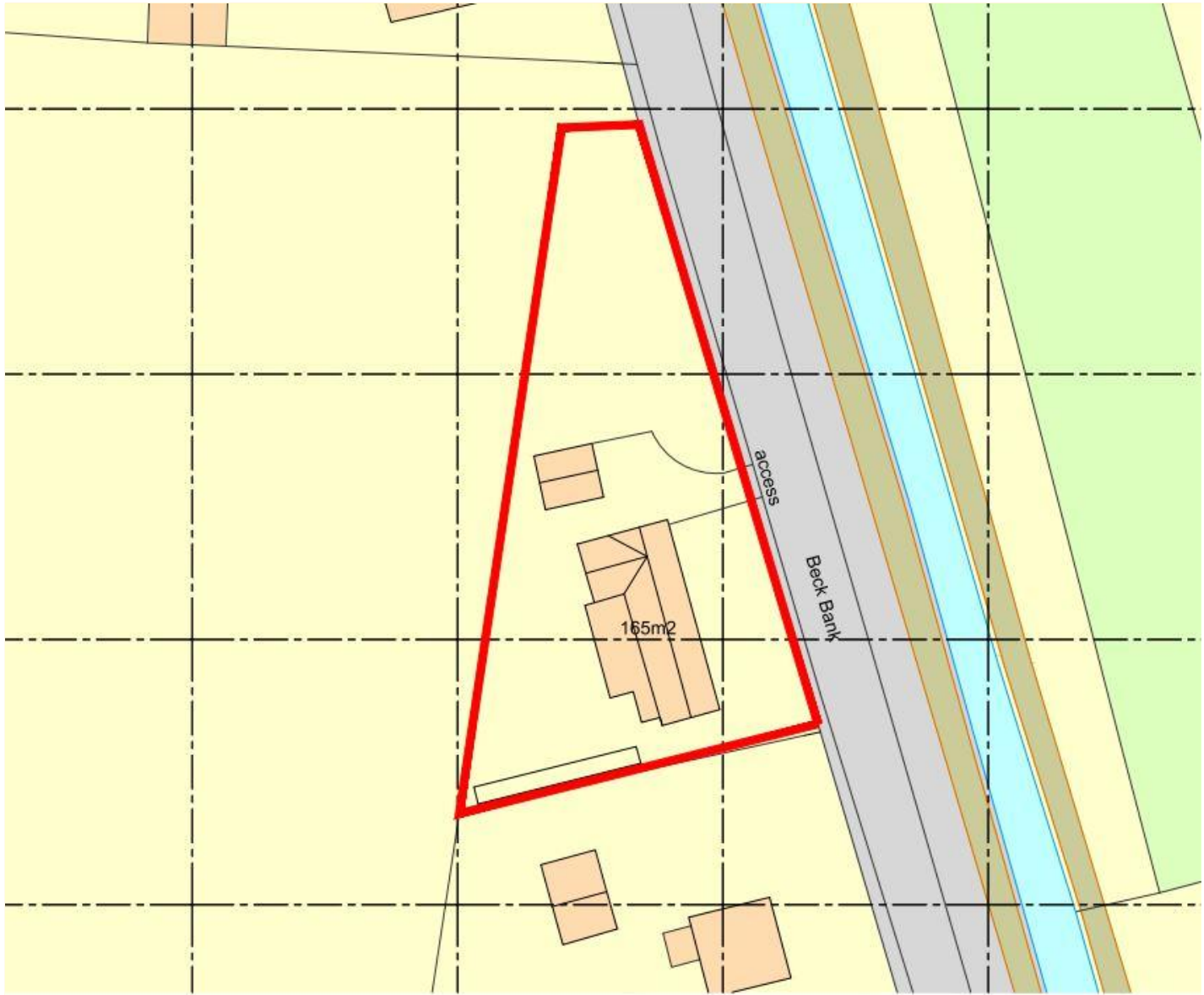
OUTSIDE

There are a number of outbuildings of various sizes, construction, and condition.

GARDENS

The gardens of the property are very overgrown. There is vehicular access and a small driveway accessed from Beck Bank.

EXISTING SITE LAYOUT



FOR REFERENCE PURPOSES ONLY – NOT TO SCALE.

PROPOSED SITE LAYOUT

As Per Recent Outline Planning Consent



FOR REFERENCE PURPOSES ONLY – NOT TO SCALE.

NOTES

TENURE

The Tenure is Freehold

COUNCIL TAX

Band C

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment, or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

VIEWING

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.

Ref: S11348/Feb 2024

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