



FOR SALE – Pentland House, Chapel Drove, Holbeach Drove, Spalding, Lincolnshire, PE12 0PT

GUIDE PRICE £285,000

- Three Bedroom Detached House with single garage
- Private Garden and Drive
- Agricultural Occupancy Condition (please refer to this section in the Sales Particulars for further information)
- EPC Band awaiting

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

Location

Pentland House is located off Chapel Drive at Holbeach Drive, which is a village five miles east of Crowland. Approximately 15 miles south west of the city of Peterborough and 13 miles north west of the market town of Spalding. The postcode for the property is PE12 0PT. What3words: midfield.clerics.club

Description

Pentland House is a two storey property of brick construction beneath a tile roof, with Upvc glazing throughout. The three bedroom detached house with private garden and block paved driveway comprises:

Ground Floor

Back Hall with Oil Boiler; door to cloakroom; door to utility

Cloakroom with wash hand basin and W.C

Utility with plumbing for washing machine; door to shower; door to garden

Shower

Kitchen with integrated hob, fridge and washing machine, sink with half drainer, wall and base cupboards

Door to Front Hall, Front door with front porch

Living Room with artificial fire and dual aspect window; archway to Dining Room, door to Conservatory with door to outside

First Floor

Bedroom 1 - Double with built in wardrobe

Bedroom 2 – Double

Bedroom 3 - Single in an L shape with built in wardrobe

Bathroom with wash hand basin, WC and airing cupboard

Outside the property has a block paved driveway and garden laid to lawn to the front and rear of the property.

Agricultural Occupancy Condition

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(l) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

Uplift Clause

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the Agricultural Occupancy Condition.

Services

Mains Water and electricity are connected to the property. Foul Drainage is to a private system.

Exchange and Completion

Exchange of Contracts is expected within 20 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

VAT

VAT is not payable.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Selling Agent will be responsible for defining either the boundaries or their ownership.

Viewings

Viewings will be permitted only by appointment with the Agent, as detailed below.

Sellers' Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Tel: 01778 700194 Email: enquiries@ealandagents.co.uk

IMPORTANT NOTICE

Elizabeth Allen Land Agents Limited for themselves and for the Vendors of this property give notice that: **1.** These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. **2.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. **3.** No person in the employ of Elizabeth Allen Land Agents Limited has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Elizabeth Allen Land Agents Limited, nor to any contract on behalf of the vendors/lessors. **4.** No responsibility is taken by Elizabeth Allen Land Agents Limited for any error, omission or misstatement in these particulars. **5.** No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. **6.** All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. **7.** In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. **8.** The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not.

ANTI - MONEY LAUNDERING Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Elizabeth Allen Land Agency Limited are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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

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