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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com

LOT 1

**Coney Garth House, Coney Garth Lane, Surfleet, Spalding,
Lincolnshire, PE11 4DS**



**House and Paddock, Adjacent Farmyard and Portal Framed Building / Lean-To,
Together with Grass Paddock to Rear**

Guide Price - Lot 1 Coney Garth House & Paddock £225,000 Subject to Contract

Guide Price - Lot 2 Building and Paddock £225,000 Subject to Contract

- For Sale as a Whole or in Two Lots
- House requiring Full Refurbishment / Renovation
 - Lot 1 (Total Area 2.13 Acres)
 - Farm Buildings Yard and Paddock to the Rear (Total Area 0.98 Acres)
- Prior Notification Consent granted on the Building for Conversion of agricultural building into 5 dwellings with associated works

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOT 1 – CONEY GARTH HOUSE – Garden, outbuildings and Paddock to the rear

DESCRIPTION

The property comprises a detached rendered and pantiled built house requiring extensive modernisation and refurbishment enjoying a southerly aspect together with immediate outbuildings, garden and paddock to the rear extending in Total to approximately 2.13 Acres (0.86 Hectares).

ACCOMMODATION

Ground Floor

Front Entrance Hall with staircase off

Sitting room RHS 4.25 x 4.29 fireplace surround (not working)

Living Room LHS 4.26 x 4.02 fireplace covered off under staircase

Kitchen 3 x 3.16 sink, base and eye level cupboard units

Pantry off 3.02 x 1.35 with built in cupboards

Rear entrance hall leading to

Shower room/Store room overall 3.19 x 3.64 with shower, wash hand basin and low level WC

First Floor

Staircase to first floor landing

Front bedroom No. 1 (RHS) 4.30 x 4.28 (double aspect)

Front bedroom no. 2 (LHS) 4.30 x 4.18 built in cupboard over staircase, access to roof space

Bedroom No. 3 (North)	3.03 x 2.67 leading to
Bathroom	3.01 x 1.92 with panel bath, wash hand basin, low level WC airing cupboard with lagged copper water cylinder and fitted immersion heater

Outside

Attached rendered brick and pantiled Store/Workshop	3.25 x 1.95 (internal measurements) fitted workbench
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Gardens surround the property with post and rail fencing to south and west side of the house.

The paddock area extends to the south and west and is to be divided from the adjacent existing brick-built buildings/Q Class development site

LOT 2 – FARM BUILDING, YARD AND PADDOCK TO THE REAR - Totalling approximately 0.98 Acres (0.39 Hectares)

The property comprises a portal framed potato store which has been spray foamed insulated together with L Shaped open fronted and side lean-to.

The overall measurements of the main building are 30.7m x 15.3m **Total 469.7m² (5054 sq.ft.)**

Total area of the Lean-to open fronted areas 15.3m x 12.10m plus 24.4m x 6.2m **Total 336.41m² (3619 sq.ft.)**
These measurements and areas are approximate.

Concrete Resurfaced Yard.

Range of Brick Outbuildings to roadside and on the south side.

Paddock area to the rear

PLANNING CONSENT

Prior Notification has been granted by the South Holland District Council under Reference No. H17-0376-24 dated 10th June 2024 for the conversion of Agricultural building into 5 dwellings with associated works.

Full information is available on the South Holland District Council website <https://www.sholland.gov.uk/Planning> (Reference No. H17-0376-24) or if a hard copy of the consent is required this is available upon request from the Selling Agents.

TENURE:	Freehold
POSSESSION:	Vacant possession will be available upon completion.
ASSESSMENTS AND OUTGOINGS:	The residential units will be subject to Council Tax and there will be some Land Drainage Rates payable to the Welland and Deepings Internal Drainage Board for the remainder of the property
SERVICES:	At the present time mains water is connected to the house and the electricity supply would appear to come via the farmhouse at the rear of the agricultural building. If the property is sold in 2 parts, it will be the responsibility of each purchaser to pay for any costs of splitting and/or reconnection of any such services as may be required and could be available. Drainage is to a private system. Interested parties must make their own specific enquiries regarding all services and costs relating thereto.
VIEWING:	Strictly by prior appointment with R Longstaff & Co Commercial Department. Tel 01775 765536 Email commercial@longstaff.com .
NOTE:	There is an application presently submitted to the South Holland District Council for an Anaerobic Digester Project on land to the east of Surfleet Bank not far from its junction with the A16. There is also a proposal for a new high voltage National Grid Transmission/Pylon line crossing the area. Interested parties should make their own enquiries on these matters.

HEALTH AND SAFETY NOTE

It should be noted that the property is in an unimproved state, all those entering the property and viewing both the interior and exterior should exercise extreme caution at all times. There may be trip hazards in the grounds or other obstacles which are unseen and great care should be taken.

LOCAL AUTHORITIES

District and Planning	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
Water	Anglian Water, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155
Electricity	National Grid - – New Supplies Customer Application Team, Tollend Road, Tipton, DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk CALL: 0121 623 9007
County and Highways	Lincolnshire County Council, Council Offices, Newland, Lincoln. LN1 1YL CALL: 01522 552222
Internal Drainage Board	Welland and Deepings Internal Drainage Board Deeping House, Welland Terrace, Spalding PE11 2TD CALL: 01775 725861



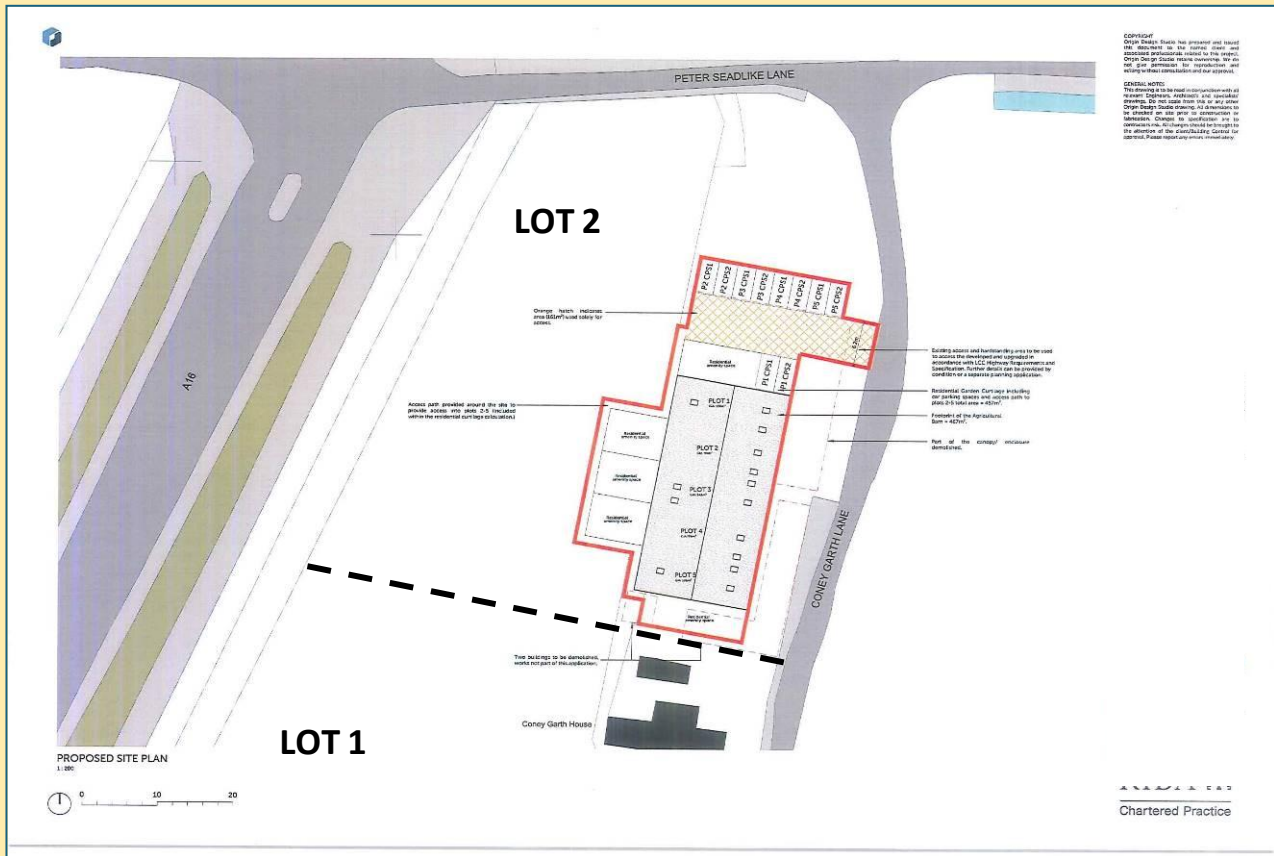
LOT 1



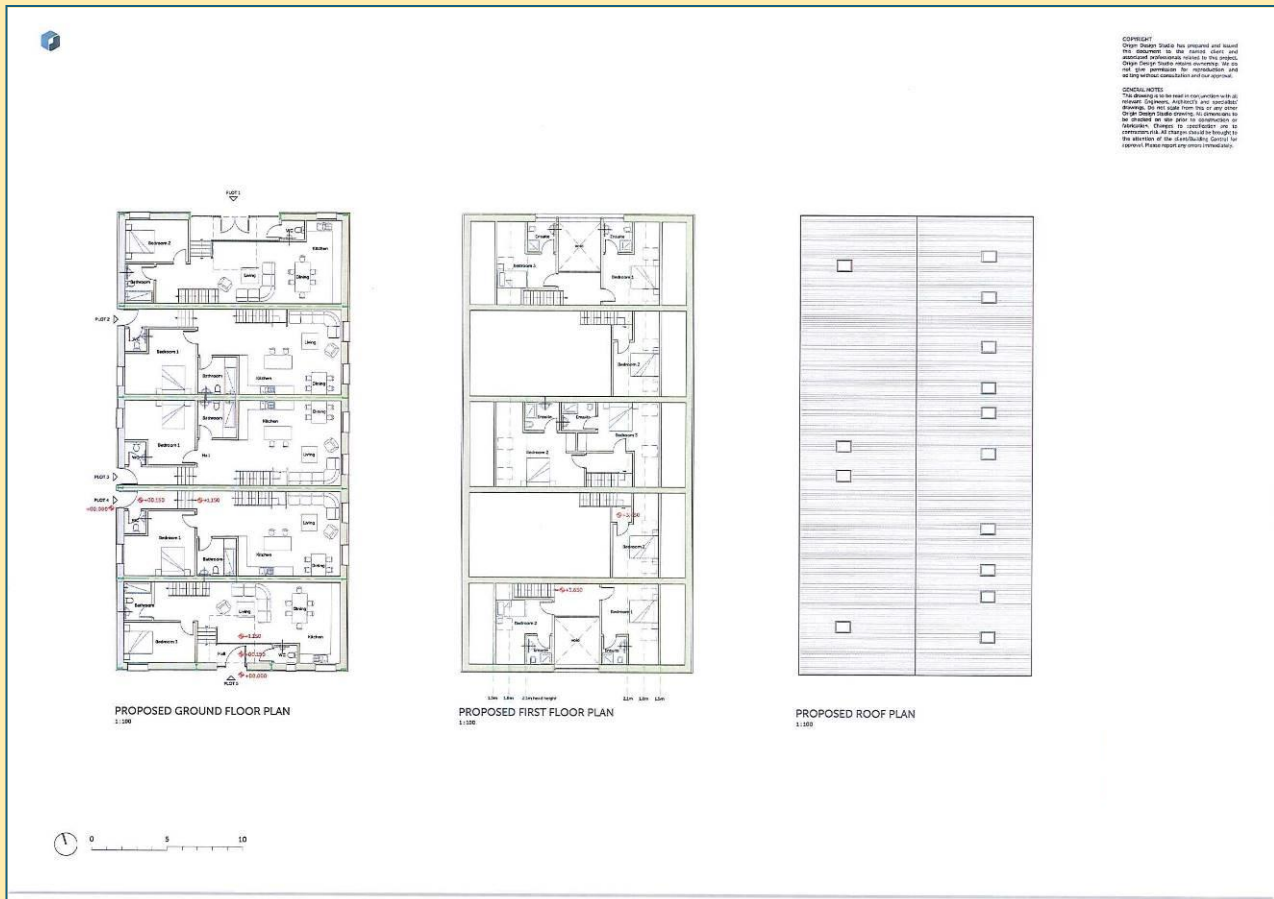
LOT 2



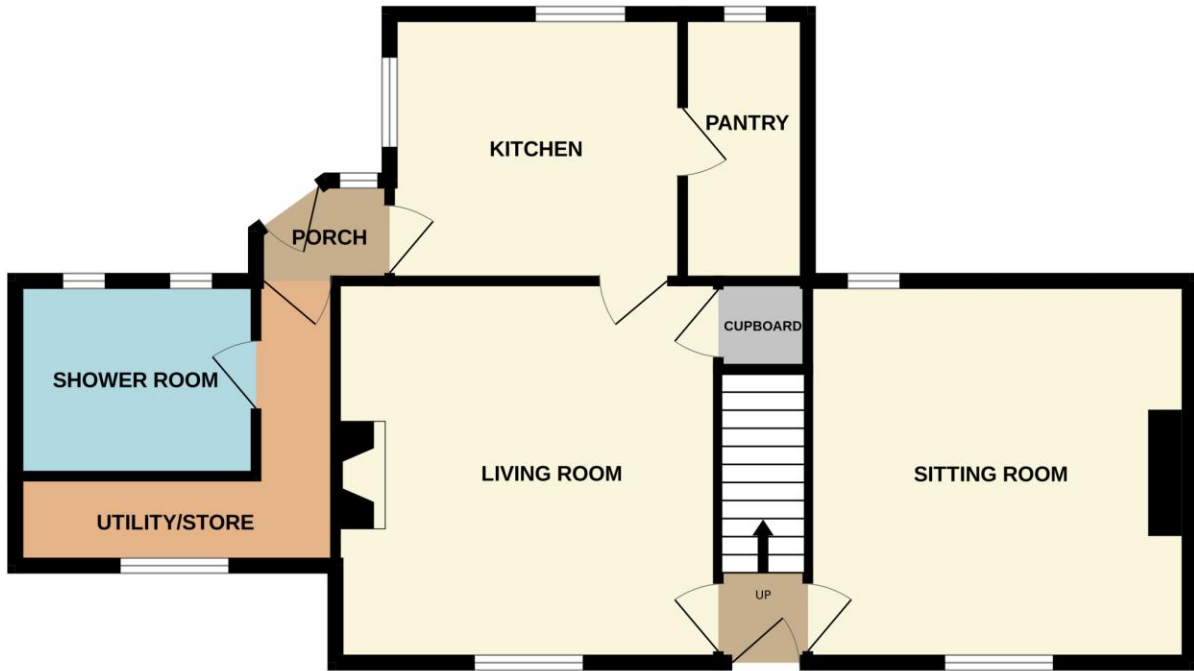
PRIOR NOTIFICATION PLAN OF DEVELOPMENT OF FARM BUILDING



PROPOSED FLOOR AND ROOF PLANS



GROUND FLOOR

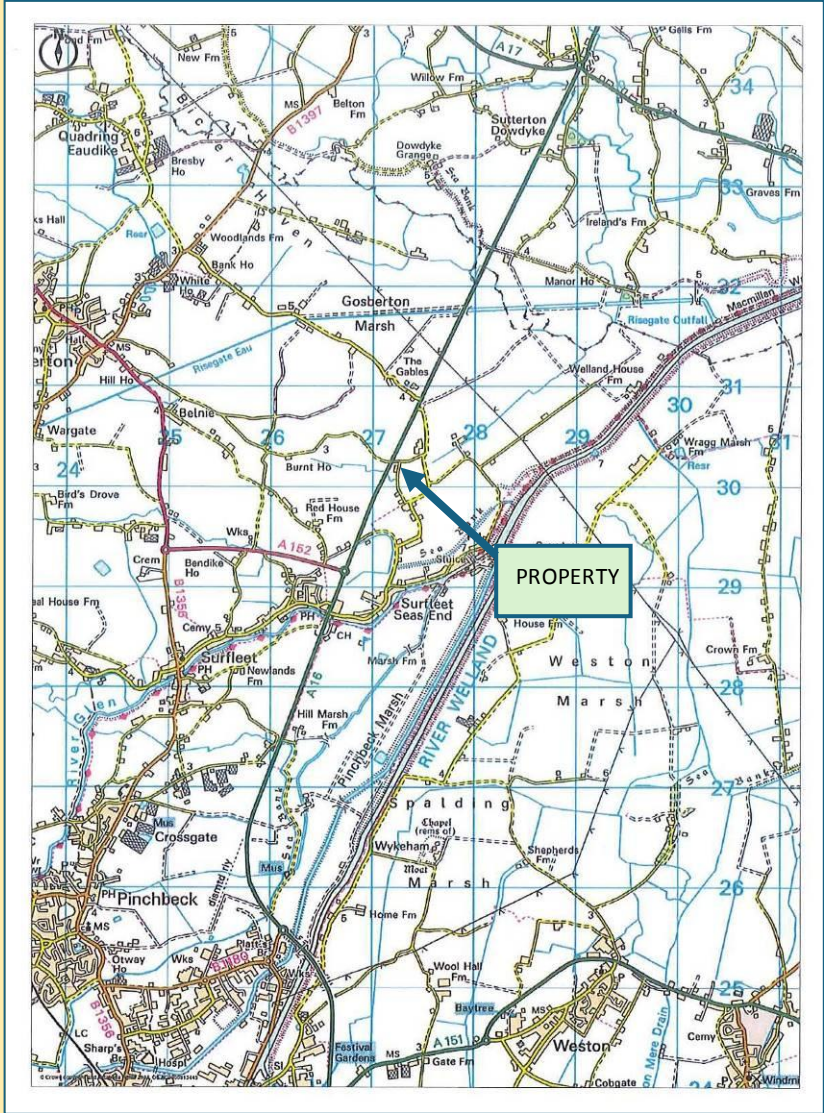


1ST FLOOR

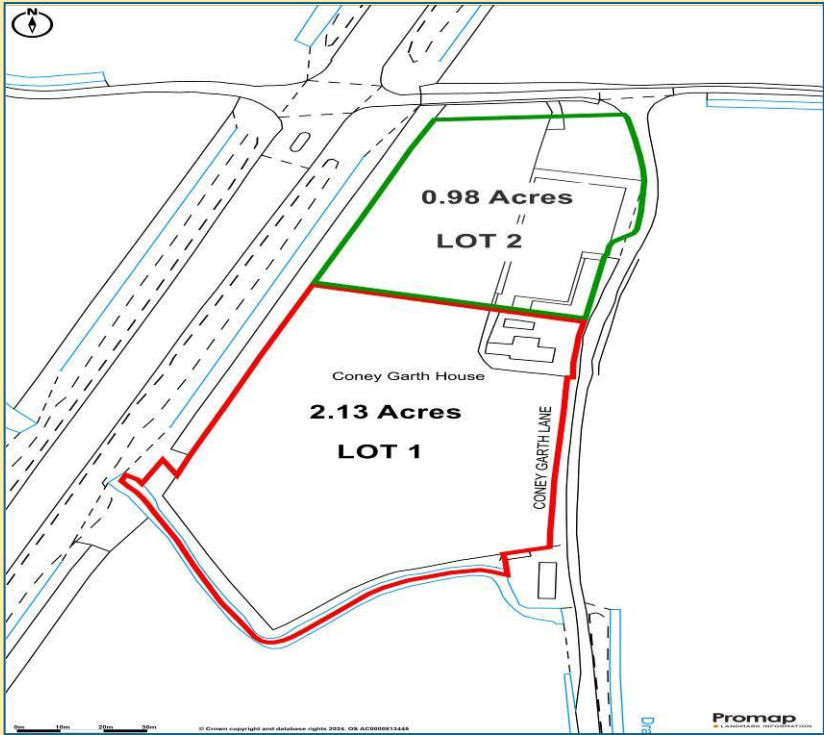


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION PLAN



PLAN DETAILING LOT 1 AND LOT 2



PARTICULARS CONTENT / Ref: S11502

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. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

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.

ADDRESS AND CONTACT

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 Lincolnshire
 PE11 1BS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		1 G