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By Direction of Executors of I W Login (Deceased)



Chapel House and Building Plot, Chapel Drove, Holbeach Drove, PE12 0TP

HOUSE - Guide Price £235,000 Subject to Contract

PLOT - Guide Price £75,000- £85,000 Subject to contract

- Detached Traditional 3 Bedroom House with spacious accommodation.
- Outbuildings and garden.
- Close to the village centre.
- Requiring updating and refurbishment
- Adjacent Building Plot with Outline Planning Consent
- For Sale as Whole or in separate Lots.
- The Plot will not be sold before the house.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



CHAPEL HOUSE

A traditional detached brick and tiled house requiring updating and refurbishment.

DESCRIPTION

The property is situated a short distance down Chapel Drove, off the main street of Holbeach Drove. This is a village with limited amenities but close to the villages of Whaplode Drove and Gedney Hill both of which have more extensive village facilities. The nearby towns of Wisbech, Holbeach and Spalding and within easy travelling distance as is the expansion city of Peterborough lying 16 miles to the southwest.



SITTING ROOM



LIVING ROOM



KITCHEN



PANTRY



BEDROOM 1

ACCOMMODATION

The property has oil fired central heating installed and is extensively double glazed with sealed units.

ENCLOSED FRONT ENTRANCE PORCH

ENTRANCE HALL and staircase off.

SITTING ROOM

3.43m x 3.58m

Ornate marble and tiled fireplace, double radiator.

LIVING ROOM

5.89m x 4.22m

With tiled fireplace and hearth, extensive built-in cupboards to the right-hand side, two double radiators.

KITCHEN

2.13m x 3.16

With sink unit, cupboards and drawers. Recess with double radiator, cupboard off under the stairs.

WALK IN PANTRY

2.16m X 2.02m

With extensive fitted shelving.

REAR ENTRANCE PORCH

1.56m x 2.20m

Double glazed and with Camray oil fired boiler.

FIRST FLOOR

STAIRCASE TO FIRST FLOOR LANDING

2.15m x 3.38m

Radiator, built in Airing Cupboard with hot water cylinder and fitted with an immersion heater.

FRONT BEDROOM No. 1 southeast

3.45m x 4.25m

Fireplace, built in cupboard and radiator.

FRONT BEDROOM No.2 northeast

3.41m x 4.05

Double Radiator

REAR BEDROOM No.3 southwest

2.31m x 3.12m

Single radiator

BATHROOM

2.14m x 2.94m

Shower (only), wash handbasin, WC and radiator.



BEDROOM 2



BEDROOM 3



BATHROOM



LANDING

OUTSIDE

Outbuildings to the property comprise as follows:

1. **Lean-to store** on the north end of the house.
2.08m x 3.65
Brick Built.
2. **Barn** (adjoining the Chapel)
4.58m x 5.80
Brick Built.
3. **Attached Garage**
4.98m x 2.83m
Brick Built.

NOTE:

- a) The detached brick-built Wash House will be demolished by the purchaser of Chapel House if the property is sold in two parts. An agreement as to the specification of the demolition process and the timing of this will be subject to subsequent discussion and agreement.
- b) The purchaser of the house will be responsible for fencing the new boundary on the southwest side of the house between the house and the plot with pre agreed specification of fence being close boarding with concrete posts with concrete gravel board the height of which will be in accordance with the relevant planning consent or planning requirement and will be agreed as part of the for sale process of the house (if this is sold separately and in advance of the plot).

GARDENS

There is a small garden to the front and side of the house – the gravelled driveway that leads down the right-hand side of the house (between the house and the adjacent Chapel) leads to the useful car parking area with access to the garage and other outbuildings together with the further garden area.

NOTE:

- a) **Electricity**
It should be noted that there is Mains Electricity Supply to the house and from the house this then goes to the adjacent Chapel (which has its own meter). If the purchaser of the Chapel House requires an alternative arrangement for the supply to the Chapel, then that will be a matter for them to discuss with the owner (presently the Methodist Circuit) and will be outside any negotiation of the property for the purchase of Chapel House.
- b) **Private Drainage System**
The property presently has a private drainage system. This is located to the left-hand side of the garage and may not necessarily be compliant with current regulations as a result of the outfall. Consequently, the responsibility for any upgrading of the private drainage system will be for the purchaser and an allowance for this work has already been made within the current guide price.



LOT 2

THE ADJACENT BUILDING PLOT

The adjacent building plot lies on the southwest side of Chapel House/garden and is accessed directly from Chapel Drive.

The approximate measurements are:

- Frontage – 13 metres
- Left hand depth – 48 metres
- Right hand depth – 37 metres
- Rear Boundary Length – 18 metres
- Approximate area 550 sq. m (0.13 acres)

These measurements are provided for guidance and are off plan. Interested parties should carry out their own on-site survey to verify such measurements. The measurements are provided purely for guidance purposes and should not be relied upon.

PLANNING CONSENT FOR THE ADJACENT BUILDING PLOT

Planning consent has been granted by the South Holland District Council for a proposed new dwelling on the site adjacent to Chapel House –

Ref: **H09-0272-24** (decision notice dated 09/05/24).

There are conditions relating thereto the consent and interested parties should familiarise themselves with all of these conditions contained within the planning consent and confirm at the time of making an offer that they are aware of such conditions.

There are some buildings on the Plot site which will require demolition prior to development. Included in this is a brick-built wash house with is partly on the plot and partly on the Chapel House and garden. The purchaser of Chapel House will be responsible for demolishing this and making good the site as part of the purchase purchase/obligations. – The purchaser of the house will also be responsible for the erection of a fence, which will be a close-boarded fence on concrete posts and on concrete gravel boards to a height and specification in accordance with planning requirements or those of the Vendor.

RE: The Adjacent Methodist Chapel

The religious use of this building has now ceased (as at the end of April 2024). We have noted from the Planning List that an application has been submitted for conversion to a private dwelling. The SHDC Planning Ref is H09-0697-24. Interested parties who require further information concerning the application should look at the Council planning website.

IMPORTANT NOTE:

SOUTH HOLLAND INTERNAL DRAINAGE BOARD (IDB)

It should be noted that there is 9m easement from the brink of the drain on the north side of the Chapel House and garden and the Plot which are subject to the normal IDB Byelaws which restrict permanent above ground structures being formed within that 9m easement area. Should interested parties wish to discuss any element of this with the Drainage Board, they should make direct contact and should familiarise themselves with the Byelaws prior to confirming their interest.

DIMENSIONS

It should be noted for the avoidance of doubt that the boundary between the left-hand flank wall of Chapel House and the new fence line will be 2.4m distant and the width of the new plot at that point will be 13.4m or thereabouts.

If the house and the plot are sold separately, then a marking post will be put in at the front and rear of the new division boundary line to show the boundary between the two parts.

TENURE

The tenure is FREEHOLD

POSSESSION

Vacant possession will be available for both LOTS upon completion subject to the resolution of the demolition of the washhouse referred to earlier in these particulars.

SERVICES

a) THE HOUSE

At present, the house has mains electricity and water connected. (Please note the earlier in these Particulars with regard to the route of the electricity supply and the off take to the adjacent Chapel).

Drainage is to a private system (Please also read earlier in these particulars regarding compliance)

b) THE PLOT

There are no services connected to the plot at this present time. It will be the responsibility of the purchaser of each part of the property to make full enquiry as to whatever their service requirements may be as to the availability, connectivity and cost.

c) SERVICES GENERALLY

It will be the responsibility of the purchaser of each part of the property to make full enquiry with the relevant service providers as to whatever requirements they may have particularly with regard to availability, connectivity and resulting cost.

VIEWING

Strictly by appointment with R Longstaff & Co. LLP Residential Department - **Contact:** 01775 765536

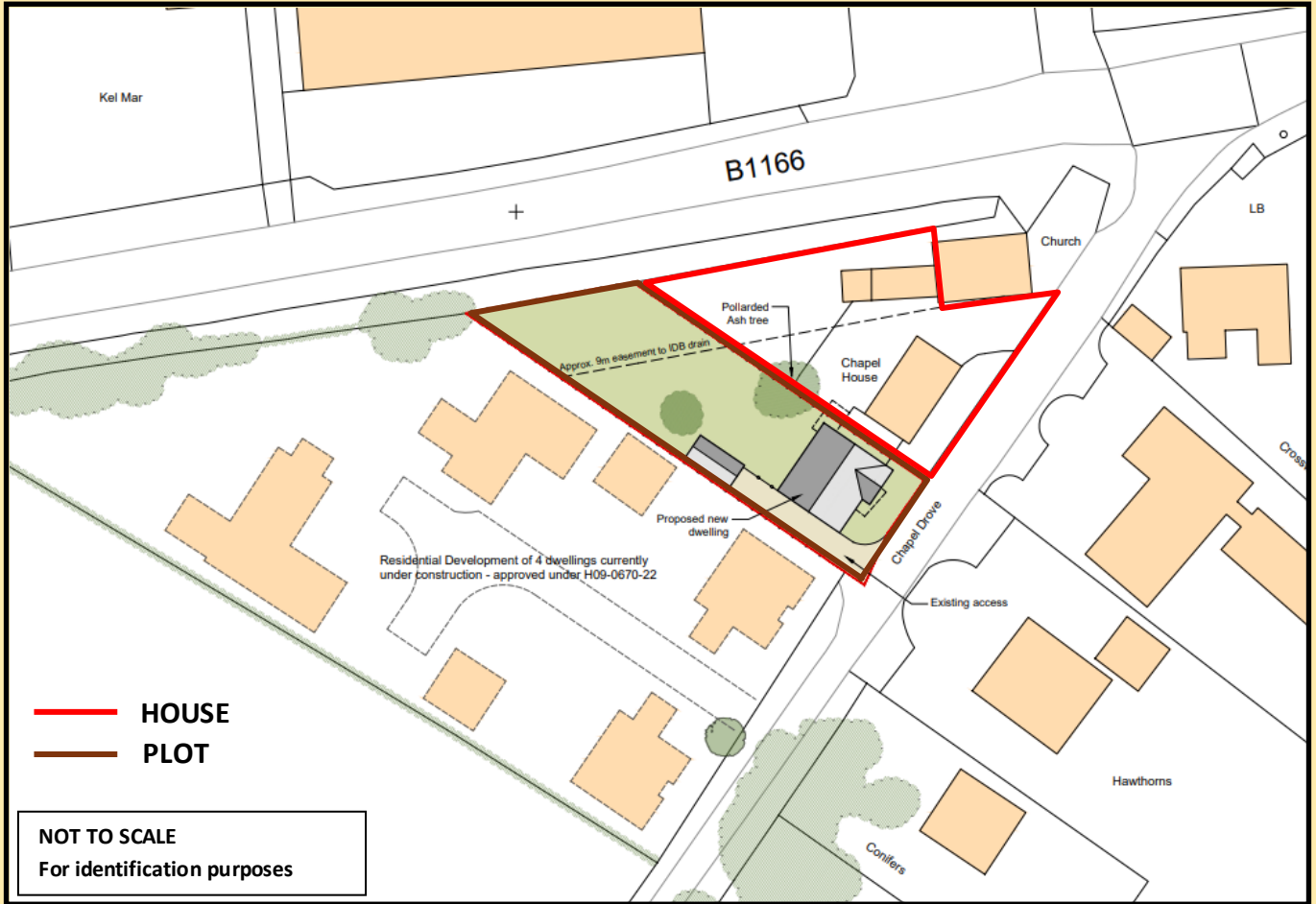
HEALTH & SAFETY

All those entering the property and viewing both the interior and exterior of the house and plot should exercise extreme caution at all times there may be trip hazards in the grounds or other obstacles which are unseen and great care must be taken.

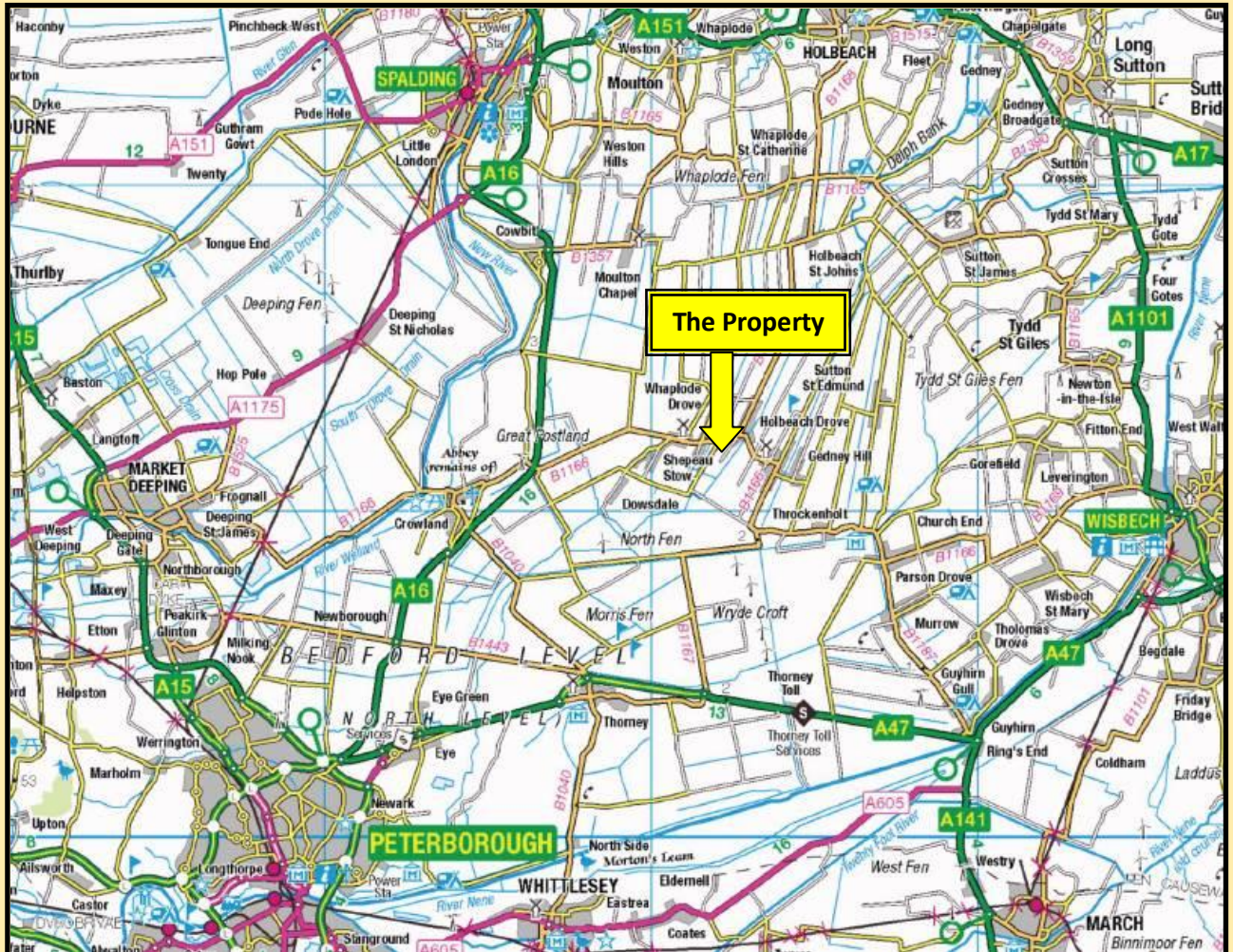
PARTICULARS AND PHOTOGRAPHS

The Particulars and photographs have been prepared and taken during August 2024.

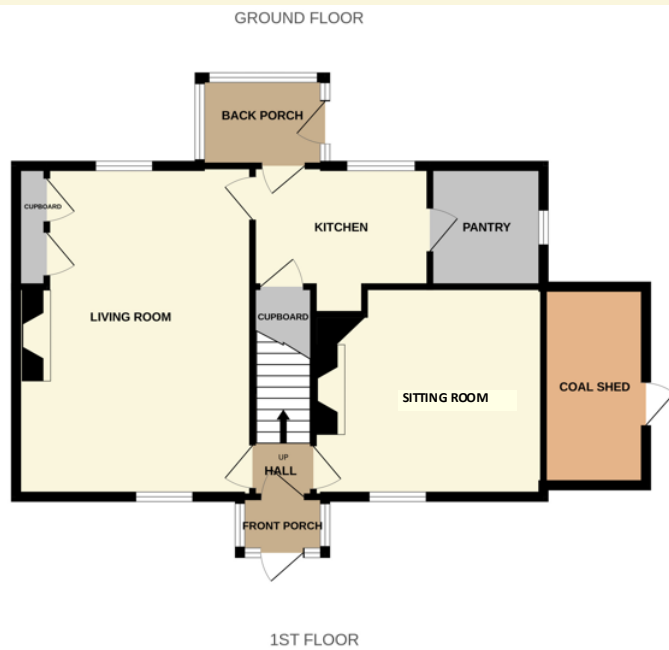
PLAN OF HOUSE AND PLOT



LOCATION PLAN



FLOOR PLAN



Energy rating and score

This property's 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	29 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.

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND - C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

South Holland IDB – 01553 819 600

PARTICULARS CONTENT

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Ref: S11526 (28/08/24)

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

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.com

www.longstaff.com