

Ashtree Farm Cottages and Buildings, Deeping St Nicholas, Lincolnshire, PE11 3BL



FOR SALE - Guide Price £475,000



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For Sale

A Pair of 19th Century Semi Detached Cottages with a
Range of Traditional Farm Buildings, suitable for Redevelopment
set in approximately 0.56 Hectares (1.39 Acres)

EA

Elizabeth Allen

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Location

Ashtree Farm Cottages are located approximately one mile from the centre of the village of Deeping St Nicholas and five miles from the market town of Spalding. With approximately 30,500 inhabitants, Spalding boasts a number of Primary Schools, a Secondary and two Grammar Schools, Churches, Supermarkets, a Hospital and Play Parks.

The property has good transport links with the A16, being one mile to the east of the property leading to Peterborough, 18 miles to the south and Boston, 20 miles to the north.

The postcode is PE11 3BL. What3words: ///thanks.buyers.ocean

1 Ashtree Farm Cottages



Accommodation comprises:

Ground Floor:

Kitchen, 3.05m x 2.55m, range of base and wall units. Door to courtyard garden. Door to:

Shower Room with shower and wash hand basin. Door to:

WC, boiler.

Dining Room, 4.12m x 3.73m, radiator. Door to stairs.

Understairs Cupboard, 5.67m 1.25m.

Living Room, 3.83m x 3.09m, bay window and radiator.

First Floor:

Bedroom 1, 2.68m x 3.84m, window, radiator, cupboard over stairs, airing cupboard housing hot water tank. Door to:

Bedroom 4, 3.03m x 2.44m, window, radiator.

Bedroom 2, 4.09m x 2.92m, window, radiator.

Bedroom 3, 2.11m x 3.09m, window, radiator.



2 Ashtree Farm Cottages

Accommodation comprises:

Ground Floor:

Kitchen, 2.42m x 2.73m, range of base and wall cupboards, sink and drainer, oven and hob. Door to courtyard garden. Door to:

Utility Room, 2.30m x 2.12m, sink and drainer and plumbing for washing machine. Door to:
Cloakroom with WC and boiler.
Dining Room, 3.72m x 4.11m, access to stairs, door to kitchen.
Understairs cupboard, 5.67m x 1.25m.
Living Room, 3.79m x 3.07m, radiator, bay window, electric fireplace.
First Floor:
Bedroom 1, 3.82m x 2.69m, window, radiator, cupboard over stairs, built in wardrobe. Door to:
Ensuite, 2.40m x 3.02m, shower, WC and wash hand basin.
Bedroom 2, 2.96m x 4.09, window, radiator, fitted wardrobe.
Bedroom 3, 2.06m x 3.10m window, radiator.



To the outside of the properties is a wrap around garden, laid to lawn and vegetable patch with hedging. There is a glasshouse and wooden building in situ.



Range of Traditional Buildings

To the rear of the property lies a variety of traditional farm buildings. The buildings lend themselves to redevelopment for alternative use, subject to gaining the necessary Planning Permission.

The buildings comprise:

Brick walled courtyard.

Two traditional single storey red brick construction beneath a tile roof, currently used as a cart hovel.

Traditional single storey wooden frame building clad in tin and beneath a tin roof, currently used as a workshop.



Planning

Further planning information is available from South Holland District Council. Telephone: 01775 761161 Email: info@shollandgov.uk

Services

The property is connected to mains water, single-phase electricity, oil fired central heating and foul drainage is to a private septic tank.

Minerals, Sporting and Timber

The minerals and right to work them are included across the property. The sporting and timber rights are included in the sale insofar as they are owned.

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.

Outgoings

1 and 2 Ashtree Farm Cottages are believed to be in Council Band C.

Tenure

The freehold of the property is offered for sale with vacant possession.

Method of Sale and Guide Price

The property is offered for sale by private treaty as a whole. Any prospective buyer is encouraged to register their interest with Elizabeth Allen Land Agents Limited as soon as possible. Offers for parts of the property may be considered.

Exchange and Completion

Exchange of Contracts is expected within 30 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.

VAT

VAT is not currently payable on the property.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Sellers' Agent will be responsible for defining either the boundaries or their ownership. The boundary to the west and south is to be maintained and retained by the Seller.

Viewings

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

Health and Safety

Given the potential hazards of a traditional farm buildings we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, in particular around the farm buildings.

Anti-Money Laundering

The Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Sellers' Solicitor

Maple Solicitors, 23 New Road, Spalding, Lincolnshire, PE11 1DH.

Sellers' Agent

Elizabeth Allen, Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire, PE6 9QB Tel: 01778 700194 Email: elizabeth@ealandagents.co.uk or michelle@ealandagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These Particulars are Subject to Contract. These particulars were prepared in October 2024. The areas and plans included in these sales particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Land Agent

Energy Performance Certificate

1 Ashtree Cottages:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

2 Ashtree Cottages:

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		