



Ancaster Hall

13 Ermine St, Ancaster, Grantham, NG32 3PW

11 Self contained flats with HMO

Licence FOR SALE

Offers in excess of £500,000

ERV: £51,480 per annum

0.50 Acres

(0.20 Hectares)

- 11 Self contained flats
- Currently Income producing £32,820 with 4 voids
- Planning granted in 2008 for 6 additional flats (now lapsed)
- Private dwelling conversion capabilities STP
- On site parking with further expansion STP
- Grade II* listed property
- Circa 0.50 Acre plot
- 17th-century property with unencumbered views

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Summary

Available Size	0.50 Acres
Price	Offers in excess of £500,000
Car Parking	On site parking with future expansion STP
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (55)

Description

Ancaster Hall is a 17th-century stone-built property with a pitched tile covered roof and hosts a number of period features. Currently the property comprises 11 self-contained flats, including one rear detached annex. The live rental income of Ancaster Hall is £32,820 with 4 flats vacant. The property holds the prospects to update and reconfigure to elevate this total, subject to any planning consents needed.

Additionally, the 0.5-acre plot offers great conversion and expansion capabilities if the desired use was a statement residential home that includes a large rear garden, a wine cellar & additional outbuildings and unencumbered views both front and rear, subject to planning.

Location

Ancaster, though a small rural village, boasts a variety of amenities such as its own railway station, nursery, primary school, doctor's practice, convenience store, public house, playing fields and a petrol station. The village is situated 6 miles west of Sleaford and 8 miles north of Grantham, on the northern side of the A153.

Accommodation

3 storey Detached building consisting of 11 self contained flats with an HMO licence.

Name	Size	Tenure	Price	Availability
Building - & gardens - Ancaster Hall	0.50 Acres	For Sale	£500,000	Available

Terms

Offered for sale as a freehold investment.

Ancaster Hall is offered with tenanted possession. Of the 11 self contained flats 7 flats are currently tenanted with active AST's, 4 at present are vacant.

ERV: £51,480 - Guide price - offers in access of £500,000

Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

Each flat is individually metered to both water and electricity:

- Water charges are billed directly to the tenant via the supplier.
- Electricity is billed to the landlord and then charged to the tenants based on their usage as recorded by the sub-meter.

HMO Licence

We believe Ancaster Hall does not require an HMO licence due to the flats being self-contained. However, South Kesteven District Council requested a licence, which has been in place since 1992.



Viewing & Further Information

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