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SPALDING AGRICULTURAL AND SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**RESIDENTIAL PROPERTY SET IN 1.57 HECTARES (3.88 ACRES) OR  
THEREABOUTS SUITABLE FOR EQUESTRIAN / AMENITY USE  
(SUBJECT TO PLANNING)**

**182 MAIN ROAD, QUADRING, LINCOLNSHIRE, PE11 4PT  
GUIDE PRICE £350,000 SUBJECT TO CONTRACT**

**Freehold with immediate vacant possession available upon completion**

**DESCRIPTION:**

The property comprises of a detached period 4-bedroom brick house set in 1.57 Hectares (3.88 Acres) or thereabouts to include the immediate residential plot, amenity land and agricultural land. The site is suitable for a range of amenity / equestrian uses subject to obtaining the necessary planning consents.



Externally, the residential property is to be accessed via a new consented access lying to the west of the residential property off Main Road, Quadring. Further details regarding the consented access can be located using the following link: <https://planning.sholland.gov.uk/OcellaWeb/showDocuments?reference=H15-0823-16&module=pl> it will be the proposed purchasers responsibility to investigate and fund the cost to implement the new access.

The property is situated off Main Road, Quadring. Quadring provides a small range of local scale amenities with a wider range of services available in the nearby towns of Spalding and Boston, Lincolnshire.

## ACCOMODATION:

182 Main Road, Quadring offers the following accommodation: -

### GROUND FLOOR

BACK PORCH	1.61m	x	1.35m
SITTING ROOM	5.22m	x	2.64m
LOUNGE	4.21m	x	3.99m
	+ 1.74m	x	1.12m
HALLWAY	0.89m	x	1.93m
DINING ROOM	3.06m	x	4.19m
	+ 1.52m	x	0.63m

KITCHEN 3.70m x 2.66m

PANTRY 1.51m x 2.65m

W/C 1.01m x 3.29m

CUPBOARD 0.74m x 1.30m

### FIRST FLOOR

BEDROOM 1 4.28m x 4.10m  
+ 2.37m x 0.59m

BEDROOM 2 4.52m x 2.72m

BATHROOM 2.70m x 5.16m

BEDROOM 3 3.13m x 4.30m

BEDROOM 4 1.88m x 2.73m  
+ 1.58m x 2.39m

### ATTACHED RESIDENTIAL OUTBUILDINGS

BOILER ROOM 3.78m x 2.18m

STORE 1 2.18m x 1.09m

STORE 2 1.53m x 2.05m

The property also benefits from an open fronted pergola.





#### **IMMEDIATE RESIDENTIAL PROPERTY EXTERIOR:**

The property is accessed directly off Main Road, Quadring and benefits from off road parking with extensive mature formal gardens with a small orchard, garden pond and open fronted traditional red brick pergola with attached outhouses and stores.

The property lies adjacent to a neighbouring residential property to the west and a proposed barn conversion to the east (being retained and developed by the vendor). Further information regarding this can be obtained from the Vendors Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

#### **AGRICULTURAL LAND:**

The agricultural land is situated to the South of the residential property and extends to approximately 1.502 Hectares (3.71 Acres) or thereabouts. The land may offer potential for Equestrian/amenity uses, subject to obtaining the necessary planning permission and consents.

The agricultural land has most recently been used for commercial agricultural purposes and is currently fallow. The land is available with immediate vacant possession.

The land is mainly bordered by drainage ditches, neighbouring agricultural land and residential dwellings with annual drainage rates being paid to the Welland and Deepings Internal Drainage Board.

The agricultural land is classified as Grade I Agricultural land on the DEFRA (Former MAFF) Land Classification Map of England and Wales. The land is further described as being of the Tanvats Association of soils.

**The formal accessway for the agricultural land will be via the new proposed accessway lying to the west of the residential property. It will be the responsibility of the proposed purchaser to investigate the costs associated with this.**



**WHAT3WORDS LOCATION**

**LOCATION: ///**

**///**CANOE.RATTLED. GAMER****

**RESTRICTIVE COVENANT/OVERAGE PROVISION:** The land is sold subject to an overage clause whereby the vendors or their successors in title will claim the benefit of an uplift/overage provision in respect of development on all or any of the holding for alternative use other than agriculture, horticulture or private equine use for a period of 30 years from the date of completion of the sale the percentage of uplift will be 30% over and above the existing use value of the land at that time. The trigger for the overage/uplift payment will be the earlier of implementation of a planning consent or the sale of any, or all, of the holding with the benefit of a planning consent.

The proposed purchaser will need to seek consent from the Vendors (or their successors in title) to develop any buildings or permanent structures which are not of a genuine agricultural, horticultural or private equestrian nature.

**SERVICES:**

The residential property is connected to mains water and mains electricity. The property benefits from an oil-fired boiler which is situated in one of the outbuildings connected to the main house. The residential property is also connected to mains drainage. Interested parties are to make their own enquiries about the services currently in place.

We are not aware of any services connected to the agricultural land parcel.

**OUTGOINGS:**

Council Tax – Band C - payable to South Holland District Council

EPC Rating – Band F

Internal Drainage Board – Drainage boards rates are payable to the internal drainage board.

**RIGHT OF WAY, WAYLEAVES AND EASEMENTS ETC:**

The land is sold subject to, and offered with, the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these Particulars or not.

**BOUNDARIES:**

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the property.

**PLANS, AREAS, AND SCHEDULE:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed.

**APPARATUS AND SERVICES:**

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

**ROOM SIZE ACCURACY:**

Room sizes are quoted in metric on a wall-to-wall basis and are approximate measurements only.

**FURTHER INFORMATION:**

If any further information is required regarding the property, please contact Richard Start or Alice Hunns, R. Longstaff and Co LLP on 01775 766 766, Option 4.



**METHOD OF SALE:** The property is “For sale” as a whole by Private Treaty. The Vendor reserves the right to conclude a sale by “Best and Final” Offers or by Private Auction.

Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.

**VIEWINGS:**

Viewings are to be strictly by appointment only. Viewing appointments are to be made with the Vendors Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

**PARTICULARS CONTENT:**

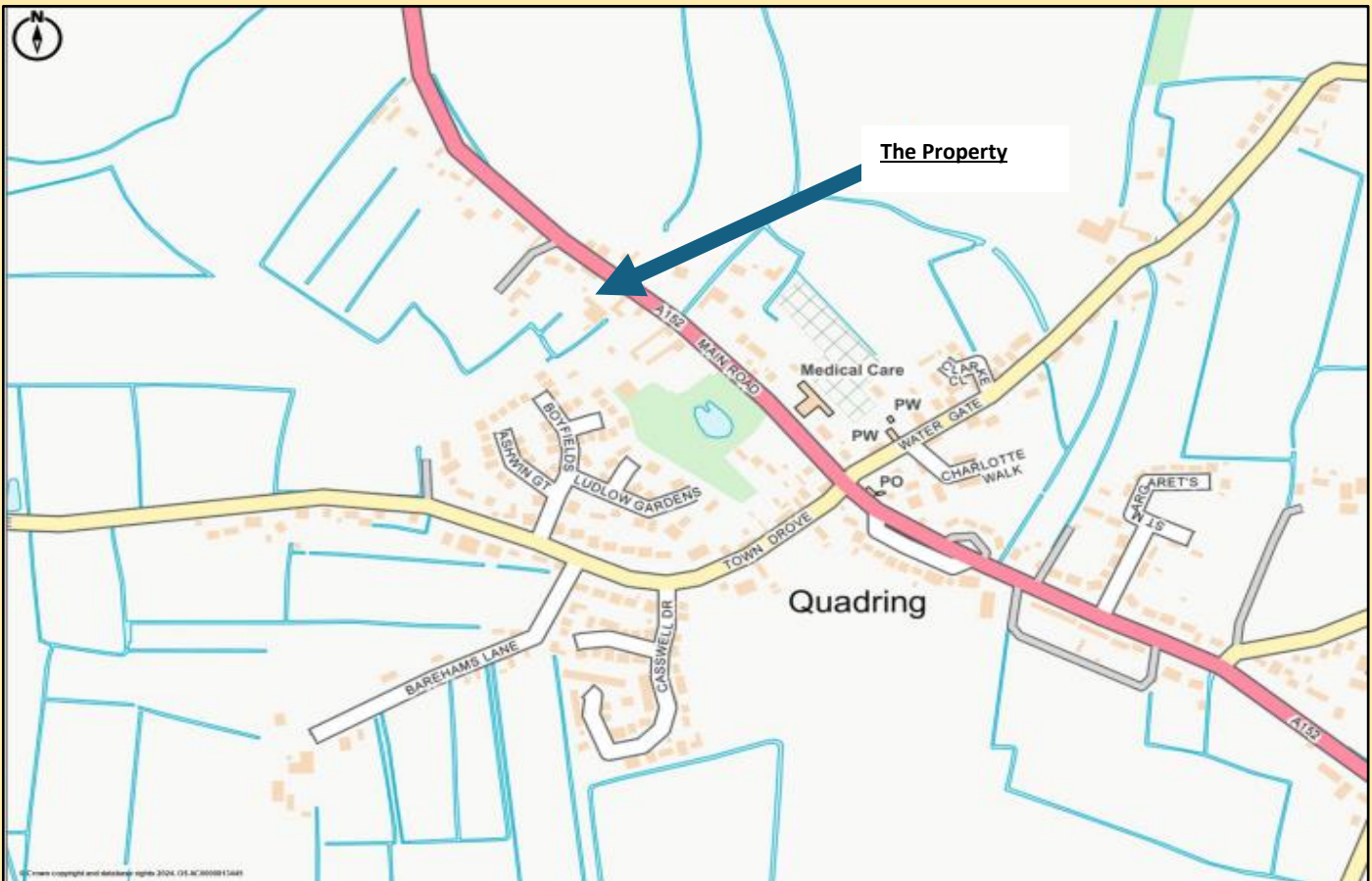
We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

**NOTES:**

# SITE PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



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**TENURE** Freehold with vacant possession.

**COUNCIL TAX BAND - C**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT -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.

**Ref: S11614**

Viewings 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**

Richard Start & Alice Hunns  
 R. Longstaff & Co LLP.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

**CONTACT**

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 www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		