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SPALDING AGRICULTURAL AND SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



**RESIDENTIAL PROPERTY WITH BUILDING SET IN 2.14 HECTARES
(5.29 ACRES) OR THEREABOUTS SUITABLE FOR
EQUESTRIAN/AMENITY USE (SUBJECT TO PLANNING)**

**JOANNE, BELNIE LANE, GOSBERTON, LINCOLNSHIRE, PE11 4HN
GUIDE PRICE £300,000 SUBJECT TO CONTRACT**

Freehold with immediate vacant possession available upon completion

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



DESCRIPTION

The property comprises of a detached 2-bedroom brick bungalow set in 2.14 Hectares (5.29 Acres) or thereabouts of agricultural land with separate modern, useful portal framed buildings. The property may be suitable for alternative equestrian / amenity use subject to obtaining the necessary planning consents and licences.

Externally, the bungalow has extensive off-road parking, side and rear formal gardens with an immediate residential site area of approximately 0.068 Hectares (0.17 Acres) or thereabouts. In addition, the land extends to approximately 2.028 Hectares (5.012 Acres) or thereabouts which may be suitable for equestrian/amenity use (subject to planning) with the immediate area siting the buildings extending to 0.047 Hectares (0.116 Acres) or thereabouts.



The property is situated off Belnie Lane, Gosberton. Gosberton provides a small range of local scale amenities and services with a wider range of services available in the nearby market town of Spalding. The Town of Boston is approximately 11.5 miles northeast of Belnie Lane. Boston provides good transport links to nearby towns and cities.



ACCOMODATION:

The residential property "Joanne" offers the following accommodation: -

Ground Floor

HALL: 1.48m x 3.24m
+ 0.96m x 2.15m

LOUNGE: 3.89m x 3.51m

BEDROOM 1: 3.64m x 3.26m

BEDROOM 2: 2.69m x 3.33m

BATHROOM: 1.63m x 2.11m

CUPBOARD: 0.77m x 0.81m

KITCHEN: 3.52m x 1.95m
+ 2.64m x 1.58m

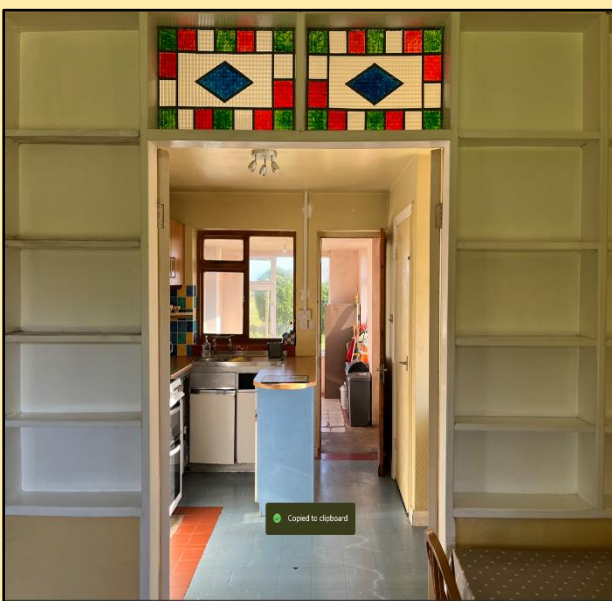
PANTRY: 1.44m x 0.77m

GARDEN ROOM: 3.3m x 2.77m



IMMEDIATE RESIDENTIAL PROPERTY EXTERIOR:

The property is accessed directly off Belnie Lane, Gosberton and benefits from off road parking for multiple vehicles with formal gardens to the front and rear.



WHAT3WORDS

LOCATION: [///routs.pointer.dignity](https://www.what3words.com/#!/routs.pointer.dignity)

AGRICULTURAL LAND:

Total area: 2.028 Hectares (5.012 Acres) or thereabouts



The agricultural land is situated to the East of the residential property and extends to approximately 2.028 Hectares (5.012 Acres) or thereabouts. The land may offer potential for Equestrian, or amenity uses, subject to obtaining the necessary planning consents.

The land has most recently been used for commercial agricultural purposes. The land is available with immediate vacant possession. The parcel is mainly bordered by drainage ditches with annual drainage rates being paid to the Welland and Deepings Internal Drainage Board. Furthermore, the land is classified as Grade I Agricultural land on the DEFRA (Former MAFF) Land Classification Map of England and Wales.



The formal accessway for the agricultural land is via a shared access track (owned by a third party) which is situated off Belnie Lane, Gosberton. Further information regarding this is available from the Vendor's Selling Agents – Alice Hunns or Richard Start, R. Longstaff and Co LLP.

BUILDINGS:

<u>Main building</u>	11.22m	x	4.90m
<u>Lean-to</u>	7.69m	x	4.00m

The buildings are situated a short distance from the residential property and agricultural land, also being accessed directly off Belnie Lane, Gosberton.



The area comprises of two parts being the main building and a lean-to. The main part comprises of a steel portal framed structure with plastic profile coated metal sheeting to the sides and an internal block wall to approximately 1.5 meters high with a pitched big six sheeted roof over. The lean to is situated to the East of the main building and comprises of similar construction to the main building. The total site area extends to 0.047 Hectares (0.116 Acres) or thereabouts.

It should be noted that these buildings lie in close proximity to the neighbouring residential property and, the proprietors of the neighbouring residential property benefit from a vehicular and pedestrian right of access at all times over the accessway. Further details can be obtained from the Vendor's Selling Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.



SERVICES:

The residential property has mains water and electricity. The current heating system comprises of electric storage heaters with a temporary gas resource. The residential property also has a private drainage system. Interested parties are to make their own enquiries about the services currently in place at their own cost.

We are informed that mains water supply is connected to the building but **not** electricity. We are not aware of any services connected to the agricultural land.

OUTGOINGS:

Council Tax – Band B - payable to South Holland District Council
EPC Rating – Band D

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way 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.

FURTHER INFORMATION:

If any further information is required regarding the property, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 766 766, Option 4.

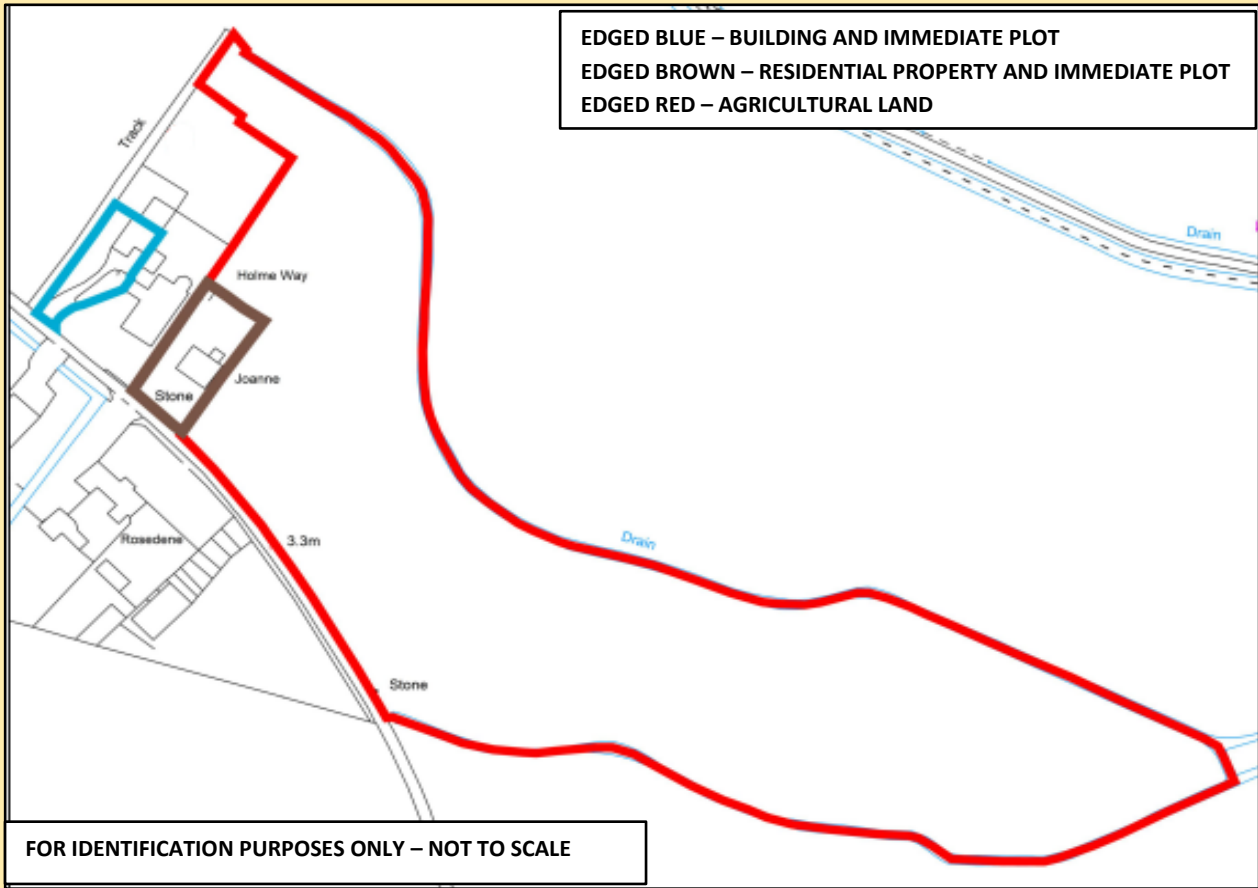
PARTICULARS CONTENT:

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.

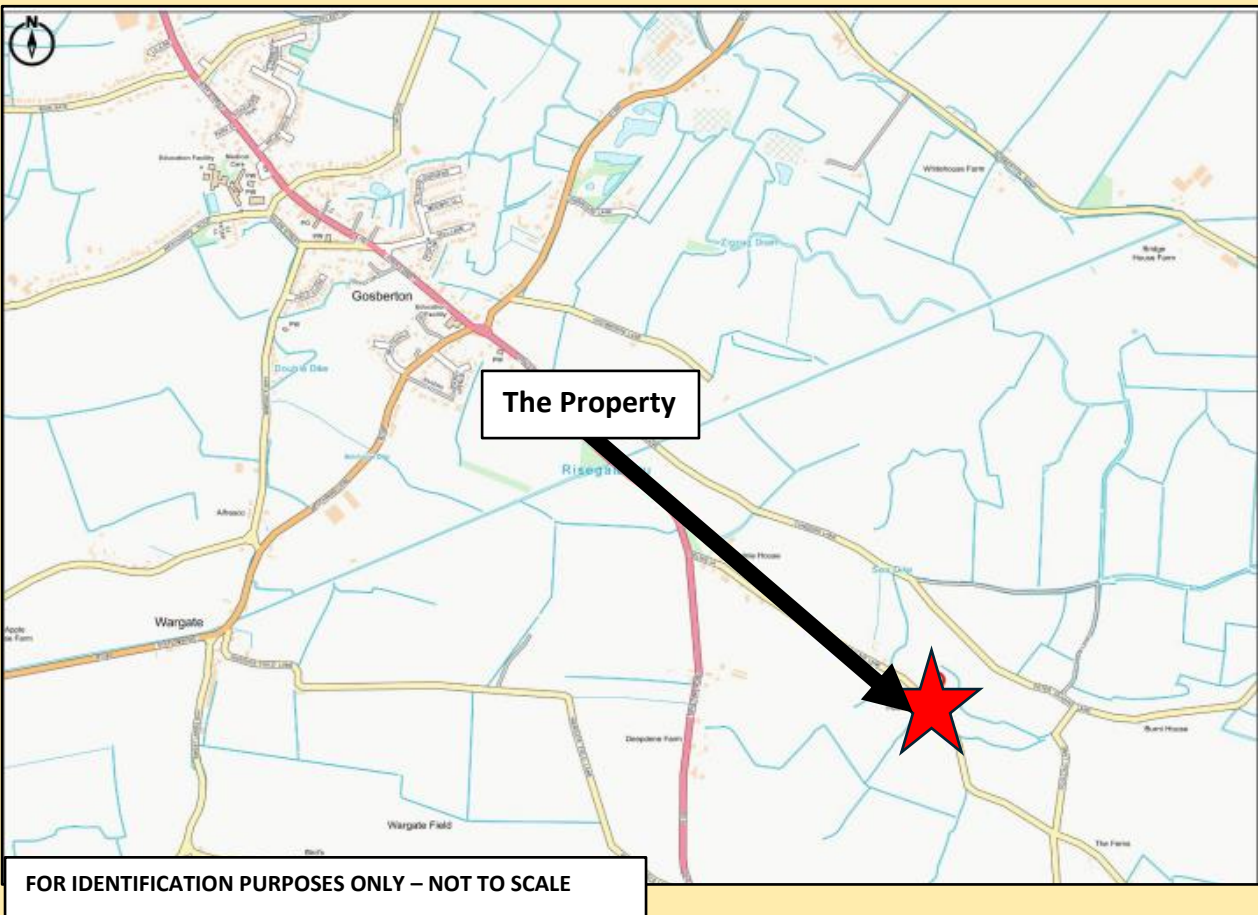
Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for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



SITE PLAN



LOCATION PLAN



VIEWING ARRANGEMENTS:

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

PROPERTY FLOOR PLAN:



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

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.

TENURE Freehold with vacant possession.

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: S11624

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

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

CONTACT

T: 01775 766766, Option 4
E: alicehunns@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

ROOM SIZE ACCURACY:

Room sizes are quoted in metric on a wall-to-wall basis and are approximate measurements only. Interested parties are to make their own enquiries.