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## 'Caldene', Clough Road, Gosberton Clough PE11 4JN

**Offers in Excess of £135,000 Freehold – Subject to Contract**

- Rural Village Location
- 3 Bedroom Bungalow
- Potential for Renovation or Re-Development
- Full Planning Consent for a Replacement Dwelling
- CASH BUYERS ONLY

**\*\* CASH BUYERS ONLY \*\*** Bungalow of non-standard construction with established gardens and garage. Rural location with open field views to the south. UPVC windows and oil central heating. Requires further updating. Potential for renovation or redevelopment. Full Planning Consent for a replacement dwelling with integral garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406





## **LOCATION**

The property is situated on Clough Road, Gosberton Clough, close to the Beck Bank crossroads. The village Primary School and Methodist Church are closeby, and further shopping facilities and Primary School are located in the nearby larger village of Gosberton (3 miles).

The Market town of Spalding is 8 miles to the south west, and has secondary schools and a full range of retail and leisure faculties and Bus connections and train services to Peterborough, with onwards fast train journeys to London's Kings Cross (within 50 minutes).

## **DESCRIPTION**

The property offered currently comprises a 2 bedroom detached Bungalow of Pre-fabricated form, built approximately 50 years ago, which has been occupied until recently. There is a detached concrete garage, concrete and mineral flat roof shed, and other wooden garden sheds. The plot is flat and level and extends to approximately 768m<sup>2</sup>, and is shown edged red on the plan included in these Particulars (for identification purposes only). Gardens are established, and there is a mature frontage hedge. The plot frontage is approximately 29m and an average depth of 30m. The rear (south) boundary is to open fields and a dyke forms the rear boundary. The telephone exchange for the village is immediately adjacent (to the west)

## **TENURE**

Freehold with vacant possession upon completion.

## **SERVICES**

Mains electric and water are connected. The property is currently served by an Oil boiler and there is a bunded plastic oil tank in the garden. However, neither the Vendor nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the site as required.

A new Private treatment plant is required to provide foul drainage to the proposed new dwelling, with soakaways dealing with surface water.

## **SITE FEATURES**

The vehicular access to the property is in the north west corner.

## **THE BUNGALOW**

Part glazed UPVC door opening into:

### **KITCHEN**

12' 5" x 8' 1" (3.79m x 2.47m) Range of units comprising base cupboards and drawers, roll edged worktops, Firebird oil fired central heating boiler, UPVC windows to the front, side and rear elevations, plumbing and space for washing machine, space for electric cooker, doorway to:

### **HALLWAY**

11' 10" x 3' 1" (3.61m x 0.95m) Double radiator, walk-in pantry with shelving, electric light and UPVC window.

### **DINING ROOM**

10' 7" x 9' 8" (3.24m x 2.97m) UPVC window to the side elevation, radiator, picture rail, ceiling light, square arch to:

### **SITTING ROOM**

13' 10" x 11' 11" (4.24m x 3.64m) plus bay window 4'8" x 1'11" (1.44m x 0.59m). Brick chimney breast with coal effect electric fire, slabbed hearth and display plinths, ceiling light, 2 radiators, picture rail, multi pane doors opening into:

### **SUN ROOM**

8' 10" x 10' 7" (2.70m x 3.25m) UPVC windows to the front and side elevations, UPVC French doors to the rear, tiled floor, ceiling light, radiator.

### **BEDROOM 1**

13' 0" x 10' 5" (3.98m x 3.19m) maximum UPVC window to the rear elevation, radiator, picture rail, ceiling light.

### **BEDROOM 2**

11' 1" x 8' 3" (3.40m x 2.53m) UPVC window to the rear elevation, picture rail, ceiling light, radiator.

### **BEDROOM 3**

9' 3" x 8' 8" (2.82m x 2.66m) UPVC window to the front elevation, picture rail, ceiling light, radiator.

### **SHOWER ROOM**

8' 0" x 6' 8" (2.45m x 2.05m) Modern three piece suite comprising 1200mm shower cabinet with Triton electric shower, wash hand basin with hot and cold taps, vanity storage unit, low level WC with concealed cistern, half tiled walls, recessed ceiling lights, vertical radiator/towel rail, obscure glazed UPVC window.

### **EXTERIOR**

The property occupies a generous sized established garden plot totalling 768sq.m. and includes a privet hedge at the front with lawned areas, established stocked borders with rose bushes, plants, trees and shrubs, modern oil tank to the side with garden shed. To the right hand side vehicular access into a driveway (currently grassed) with access to:

### **CONCRETE SECTIONAL GARAGE**

16' 0" x 8' 2" (4.9m x 2.5m) Up and over door.

The garden continues behind the garage where there is an extensive lawn, monkey puzzle tree, stocked border, private drainage system and then, to the rear of the house a pergola with a paved patio area, gravelled garden, fencing to the rear with views of south facing open farmland.

### **BREEZE BLOCK SHED**

16' 4" x 8' 2" (5.00m x 2.5m)

### **PLANNING CONSIDERATIONS**

Full Planning Consent was granted by South Holland District Council - Reference No. H08-0823-24 dated 12/11/24 for a replacement dwelling on the site. The plans included in the Planning Consent are for an 'Open plan' Dormer style 2 bedroom property with integral garage. Of particular note is that the development falls under the de-minimum exemption for Bio-diversity Net Gain requirements.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consent and the purchaser will be responsible for all costs associated with fulfilling such conditions. A copy of the formal Planning Consent is available from the Council's website: [www.sholland.gov.uk](http://www.sholland.gov.uk) or from the Agent's Spalding Office. Included in these Particulars are copies of the plans determined in the Planning Application which show the consented design of the dwelling. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161.

### **DIRECTIONS**

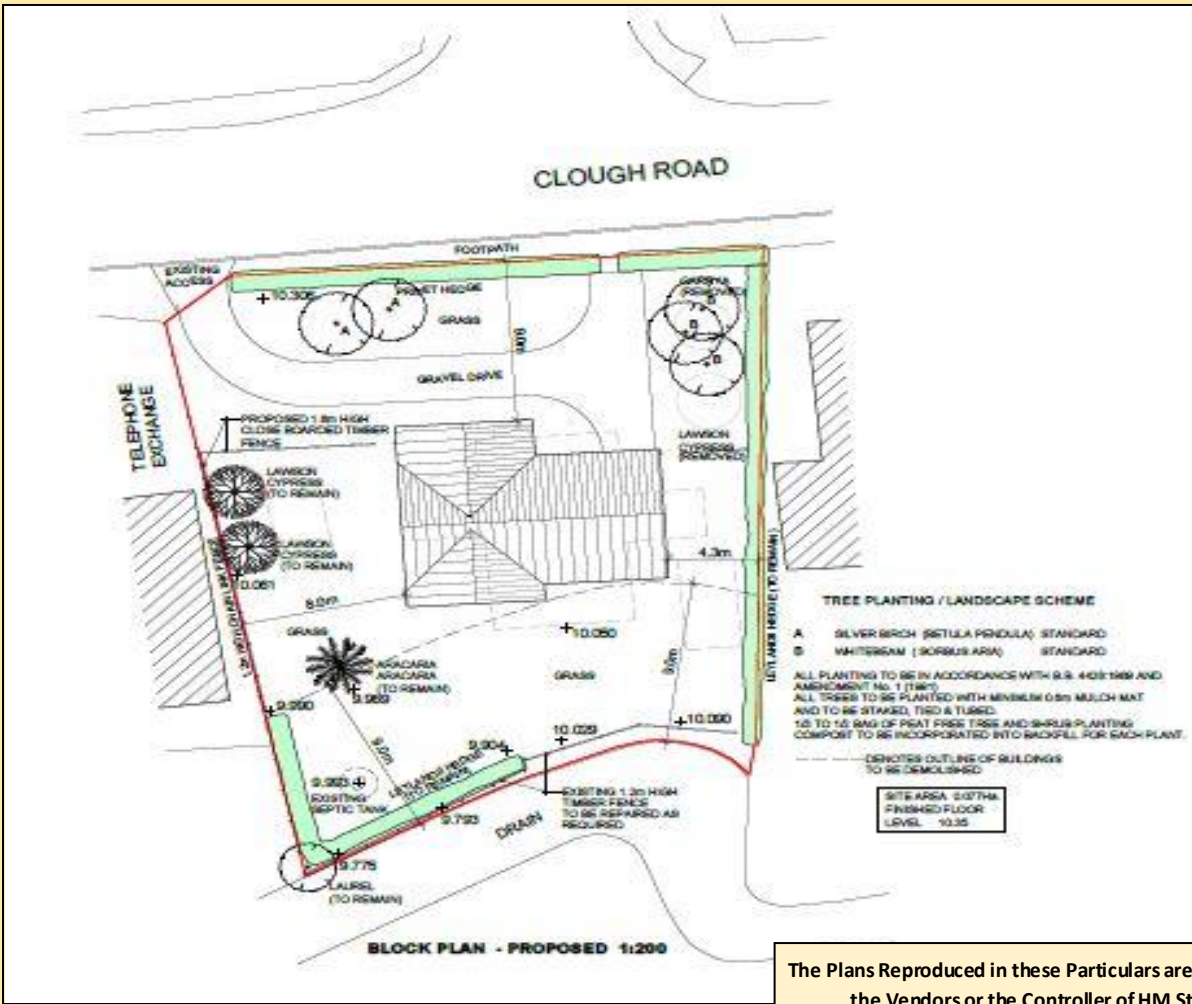
From Spalding proceed northwards along Pinchbeck Road. Continue through Pinchbeck and Surfleet and on to Gosberton. Turn left off the bend then immediately left into Belchmire Lane. Carry on to Risegate then Clough and the bungalow is on the left before the Beck Bank turning.

### **AMENITIES**

Extensive amenities in nearby Gosberton. Spalding is 8 miles with a wide range of facilities.

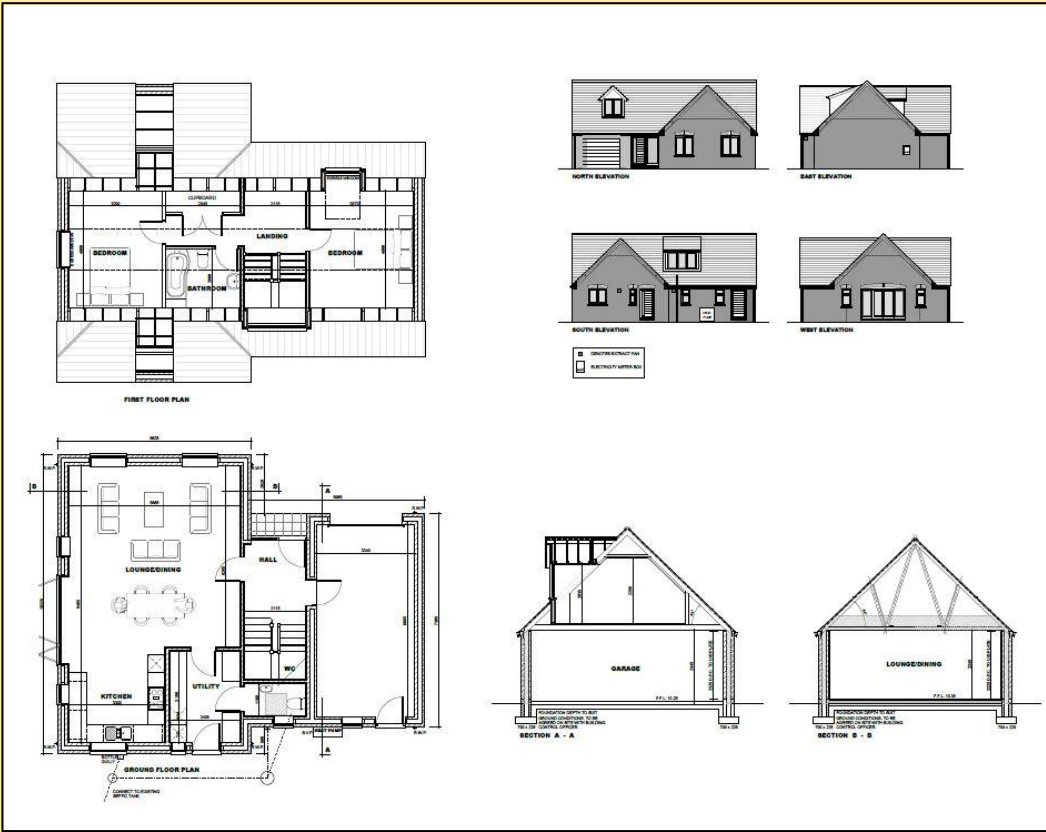






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Awaiting floorplan

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Awaiting EPC

## LOCAL AUTHORITIES

### District & Planning:

South Holland District Council 01775 761161

### Water & Sewerage:

Anglian Water Services Ltd. 08457 919155

### County & Highways:

Lincolnshire County Council 01522 552222

### Electricity:

National Grid – New Supplies – Customer Application Team Email [wpdnewsupplies@westernpower.co.uk](mailto:wpdnewsupplies@westernpower.co.uk)  
0121 6239007

## PARTICULARS CONTENT

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### Ref: S11631

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.

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**N.B. The site is uneven in part with rough grass in places, and parties view the site at their own risk. Neither the Vendor nor the Agents accept any liability for any damage to persons or property by virtue of viewing the site.**

