230 BARRIER BANK, COWBIT, SPALDING, LINCOLNSHIRE  PE12 6AL

Guide Price:  £350,000 Freehold, Subject to Contract

- A Property Offering both Residential and Development Opportunities
- Lying between Barrier Bank and Backgate with Easy Access to A16
- Planning Consent for 2 Plots Fronting Backgate
- Total Site Area: 0.45 Acres
- For Sale as a Whole (Preferably)
ACCOMODATION

**Ground Floor**

**SITTING ROOM**
12’ 0” x 28’ 7” (3.67m x 8.73m) Reconstituted stone fireplace and hearth, coal effect gas fire with back boiler, 2 radiators.

**BREAKFAST ROOM AREA**
9’ 9” x 8’ 7” (2.98m x 2.62m) Radiator, terrazzo tiled floor, beamed ceiling.

**KITCHEN AREA**
16’ 0” x 8’ 8” (4.88m x 2.65m) Range of fitted units, one and a half bowl sink unit with single drainer, cupboards and drawers beneath, tiled window sill, beamed ceiling, gas cooker point, terrazzo tiled floor, shelved understairs cupboard.

**REAR ENTRANCE/CONSERVATORY**
7’ 0” x 20’ 11” (2.14m x 6.39m) Double drainer sink unit with hot and cold taps, work surfaces with cupboards and drawers beneath, plumbing and space for washing machine.

**FIRST FLOOR LANDING**

**Doors arranged off to:**

**BEDROOM 1**
11’ 11” x 12’ 1” (3.64m x 3.70m) Built-in wardrobes, built-in cupboard with recess shelves, radiator.

**BEDROOM 2**
10’ 7” x 12’ 1” (3.23m x 3.69m) maximum measurements 2 built-in wardrobes, Airing Cupboard with lagged hot water cylinder, further store cupboard, radiator.

**BEDROOM 3**
8’ 7” x 7’ 1” (2.62m x 2.17m) Built-in bookcase with fitted drawers, radiator.
BATHROOM
8’ 5” x 7’ 7” (2.58m x 2.32m) Panelled bath, wash hand basin, low level WC, separate shower cubicle, double radiator, heated towel rail, fully tiled walls.

EXTERIOR
Double entrance with tarmacadam driveway.

DOMESTIC OUTBUILDINGS

ADJACENT STORE/GARAGE
11’ 11” x 28’ 1” (3.64m x 8.56m) Brick with pantiled roof, up and over door, vehicular access from Barrier Bank, power and lighting, rear personnel door.

WORKSHOP/GARAGE NO. 2
12’ 8” x 18’ 5” (3.88m x 5.62m) maximum measurements including separate WC Brick with corrugated roof, power points and lighting.

Paved area to the rear of the house giving access to various Aviaries, Dutch Light Structures. In addition buildings include:-

STORE NO. 3 20’ 0” x 11’ 9” (6.1m x 3.6m) Timber and corrugated construction with glazed roof and cold water tap.
STORE NO. 4 19’ 8” x 14’ 5” (6m x 4.4m)
STORE NO. 5 27’ 8” x 16’ 4” (8.44m x 5.0m) plus 6.8m x 2.85m (22’3” x 9’4”), concrete block structure with corrugated roof and lighting.

DUTCH LIGHT STRUCTURE

AMENITIES
Cowbit has a Church, primary school and local shop. The well served Georgian market town of Spalding is 4 miles to the north and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is 14 miles to the south of the property and has a fast train link with London’s Kings Cross. Minimum journey time 48 minutes.

PLANNING PERMISSION
Outline planning consent has been granted by South Holland District Council under Reference No: H01-1063-15 for 2 plots, one for the erection of a four bedroom house and one for a three bedroom bungalow with frontage to Backgate. Consent was granted on 4 January 2016 and is subject to conditions. A copy of the planning consent is available from the Agents upon request or can be downloaded with any other documents associated with the consent from the Council’s website: www.sholland.gov.uk

It should be noted there is a sewer pipe which serves 230 Barrier Bank and runs approximately along the northern side of the development land to Backgate - interested parties should ensure that they make full enquiry with regard to this prior to a commitment to purchase, together with investigating the cost of connection of all services, both practicality and availability. No warranty is given in respect of these by the Vendors.

SALE PROCEDURE
Whilst it is the Vendors' wish to achieve a sale of the whole property in one transaction, if parties are interested in only either the house and garden or the development land, they are advised to contact the Agents to express that interest in case a suitable arrangement for the simultaneous sale of both parts can be achieved.

VIEWING
By appointment with R Longstaff & Co - Development Land Department
CALL: 01775 765536
Email: commercial@longstaff.com
TENURE  Freehold

COUNCIL TAX  Band C

SERVICES  Mains electricity, water, gas and drainage to No. 230 Barrier Bank. The water supply to the house is from Barrier Bank and is not metered, whereas the water supply to the rest of the property is from Backgate and is via a meter.

LOCAL AUTHORITIES
South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
CALL:  01775 761161

Anglian Water Customer Services
PO Box 10642, Harlow, Essex, CM20 9HA
CALL:   08457 919155

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
CALL:  01522 552222

Western Power Distribution  -  New Supplies
Customer Application Team
Tollend Road, Tipton, DY4 0HH
E:  wpdnewsuppliesmids@westernpower.co.uk
CALL:  0121 623 9007

Transco, Padholme Road, Peterborough PE1 5XR
CALL:   01733 897940

APPARATUS AND SERVICES
The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: 10280 (S9482)
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS
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