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SPALDING OFFICE: 01775 765536 www.longstaff.com



**Broadgate House, 696 Broadgate
Weston, Spalding, Lincolnshire PE12 6JA**

For Sale - Guide Price: £375,000 Freehold

- Grade II Listed Building
- Wonderful Opportunity for Refurbishment
- A Unique Location – An Oasis of Maturity but only 2.5 Miles from Spalding
- Gardens, Grounds and Paddock Totalling 3.62 Acres

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

Broadgate House lies about half a mile south of the village of Weston and within 2.5 miles of the centre of Spalding in a quiet rural position, yet within easy reach of all local South Lincolnshire facilities and amenities.

There are village facilities in Weston and more extensively in nearby Moulton and the property is within easy travelling distance to the nearby market towns of Spalding and Holbeach and access via the A16 to Stamford and Peterborough. Spalding also has the benefit of rail connections to the north and south and onward connections from Peterborough to London's Kings Cross (in just under an hour).

This particular part of Broadgate provides 'an oasis' with mature trees lining each side of the road and on the property.

This opportunity (together with the adjoining yard, buildings and conversion opportunities being offered concurrently) provides intending purchasers with a chance to acquire what will become, after refurbishment, a most attractive family home with the benefit of outbuildings (with further development opportunities), buildings, yard, very private and secluded grounds and paddock with a wealth of mature trees, the whole extending to about 3.62 Acres.

Broadgate House is a Grade II Listed property. It provides extensive accommodation which, after a programme of refurbishment, will provide a very comfortable family home with extensive accommodation arranged on the ground and first floors with further bedroom accommodation on the second floor.

The significant Outbuildings included in the sale provide further opportunities.

GENERAL INFORMATION

TENURE: Freehold

POSSESSION: Vacant possession will be available upon completion.

COUNCIL TAX: Band G

SERVICES: We believe that mains electricity and water are connected to the property. There is no mains gas available in the immediate locality. Drainage is to a private system located on the east side of Broadgate. The purchaser will have 12 months from completion of the purchase to create a new private drainage system within the curtilage of Broadgate House, following which the present system will be stopped off by the purchaser within the grounds of Broadgate House.

VIEWING: **Viewing of this property is thoroughly recommended and is strictly by appointment only.**
TELEPHONE LONGSTAFFS ON 01775 765536

LOCAL AUTHORITIES:

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

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

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

TREE PRESERVATION

ORDERS: There are Tree Preservation Orders on most of the mature trees on the property. A copy of the plan showing the trees involved and the groups of trees, is available upon request. Further information regarding the TPOs generally should be directed to the Trees Officer, Mrs D Fairchild Fenton, at South Holland District Council on 01775 761161 (Email: dfairchild@sholland.gov.uk) quoting TPO Reference no: TPO/022/02/1993

PETROL TANK: There is an underground petrol tank at the property, together with an original petrol pump. The purchaser will be responsible for carrying out any work that may be required to this tank and / or its removal. The location of the tank is (approximately) shown on the plan attached with a letter 'P'.

RESTRICTIVE COVENANT: There will be a restrictive covenant to be entered into by the buyers on behalf of themselves and their successors in title for the benefit of the adjoining and adjacent land to the west and east of Broadgate House that the purchasers and their successors in title will:

- 1 Not use the property, nor any part thereof other than for a private residence for the occupation of one family only.
- 2 Not use the property for any commercial purposes or any similar in any way which is likely to cause a nuisance or a noise to the owners of the said adjacent land.

FIXTURES & FITTINGS TO BE REMOVED: The Vendors will be removing various garden ornaments and stone troughs prior to completion. These are not included in the Sale.

NOTE: **Detailed floor plans are available upon request.**



ACCOMMODATION

ORNATE EXTERNAL ENTRANCE PORCH Leading to:

RECEPTION HALL

21' 5" x 13' 0" (6.55m x 3.97m) Radiator, staircase off with cupboard under, two doors off to side garden.

THE DEN (NORTH EAST)

8' 2" x 14' 1" (2.50m x 4.31m) Part panelled walls, open grate, built in shelved alcove cupboard.

OFFICE/STUDY

6' 0" x 10' 4" (1.85m x 3.15m) With three sets of built in shelved cupboards.

DINING ROOM (EAST CENTRE)

15' 4" x 16' 5" (4.69m x 5.02m) Marble fireplace and hearth, radiator.

REAR HALLWAY

Built in cloaks cupboard and bay, two built in shelved cupboards with drawers and alcoves.

REAR STAIRCASE OFF

HOUSE MAID'S PANTRY

7' 9" x 8' 0" (2.38m x 2.45m) With built in cupboards/dresser unit.

CLOAKROOM

7' 4" x 6' 9" (2.24m x 2.07m) With bath and two built in cupboards leading to:-

SEPARATE WC

9' 10" x 4' 1" (3m x 1.25m) With wash hand basin, WC and tiled floor.

SITTING ROOM (NORTH)

12' 0" x 16' 9" (3.66m x 5.11m) Tiled and marble fireplace, double radiator, French door with sealed double glazing off to garden, two built in alcoves.

BREAKFAST KITCHEN

17' 11" x 15' 1" (5.47m x 4.61m) copper radiator, panelling to lower level, Bell indicator board, two built in cupboards, rear recess and built in cupboard plus a number of other smaller built in cupboards **(NOTE: The 4 oven AGA is not included in the sale)**

WALK-IN PANTRY (NORTH SIDE)

10' 7" x 5' 1" (3.24m x 1.57m) With low built in cupboards and built in meat safe and fitted shelves. Rear entrance door/hallway leading to:-

SCULLERY

7' 1" x 15' 9" (2.16m x 4.81m) With sink unit, built in work surfaces and drawers and cupboards, quarry tiled floor, recess for cooker, plumbed for washing machine, base unit.

UTILITY/FREEZER STORE

13' 8" x 5' 6" (4.18m x 1.68m) High level shelves, rear entrance door.

FRONT STAIRCASE TO FIRST FLOOR LANDING**BEDROOM NO. 1 (SOUTH)**

15' 4" x 16' 3" (4.68m x 4.97m) Period style marble wash hand basin, two shallow cupboards, cast iron fireplace.

BEDROOM NO. 2 (NORTH)

15' 7" x 14' 3" (4.77m x 4.35m) Victorian style fireplace, two built in cupboards (one with wash hand basin).

REAR LANDING

11' 9" x 5' 11" (3.6m x 1.82m) With built in low cupboards and drawers.

MAIN BATHROOM

10' 2" x 7' 8" (3.11m x 2.36m) Bath with shower unit over, wash hand basin, double radiator.

REAR STAIRCASE LEADING TO REAR LANDING**BEDROOM NO. 3 (REAR SOUTH WEST)**

10' 11" x 13' 7" (3.34m x 4.15m) With built in cupboards and wardrobes, shelves, drawer units, pedestal wash basin, window seat, restricted ceilings, airing cupboard.

BEDROOM NO. 4 (NORTH)

12' 6" x 11' 0" (3.82m x 3.37m) Wash hand basin, loft hatch.

SEPARATE SHOWER/WET ROOM AREA OFF

All fully tiled.

SEPARATE WC with high level suite.

SECOND FLOOR

Staircase from first to second floor landing with built in cupboards.

BEDROOM NO. 5 (NORTH)

11' 10" x 14' 10" (3.61m x 4.54m) Wash hand basin, two built in cupboards.

BOX ROOM

8' 1" x 5' 10" (2.48m x 1.78m)

BEDROOM NO. 6 (SOUTH EAST)

11' 4" x 16' 1" (3.46m x 4.91m) Wash hand basin, built in cupboards.

Rear Staircase from Rear Entrance Hall to:

BACK QUARTERS

LANDING with built-in lattice door cupboard

BEDROOM NO. 7 (RIGHT HAND SIDE EAST)

12' 5" x 12' 6" (3.81m x 3.82m) (area - average usable area) - exposed timber beams, sloping ceiling.

REAR BEDROOM NO. 8 (WEST)

9'2" x 12'5" (2.80m x 3.80m) measurements – minimum usable space 'L' shaped.

DOMESTIC HOUSE OUTBUILDINGS

Outbuildings attached to the rear of the house as follows :-

TOOL SHED 8' 2" x 7' 1" (2.49m x 2.18m)

THROUGH PASSAGE

5' 10" x 14' 11" (1.80m x 4.55m) with fitted shelf.

STORE 6' 9" x 6' 7" (2.08m x 2.02m)

GARAGE/MOWER SHED 7' 4" x 15' 8" (2.25m x 4.80m)

LOG STORE 7' 9" x 10' 3" (2.38m x 3.14m)

COAL STORE**TRAP HOUSE****FORMER GARDEN ROOM**

20' 4" x 15' 1" (6.20m x 4.60m) PLUS 4.30m x 3.43m.

PADDY KIP

32' 9" x 17' 10" (10m x 5.45m) Two storied of brick corrugated roof construction, on two floors with old range incorporating Log Store.

OPEN FRONTED THREE BAY GARAGE

31' 9" x 17' 0" (9.7m x 5.2m) (external measurements) - of brick and slate construction with external staircase to First Floor.

TRADITIONAL ROADSIDE BARN (THE NORTHERN HALF)

17' 1" x 39' 4" (5.23m x 12m) (approximate measurements divided into separate sections) Ground Floor.

STAIRCASE TO FIRST FLOOR

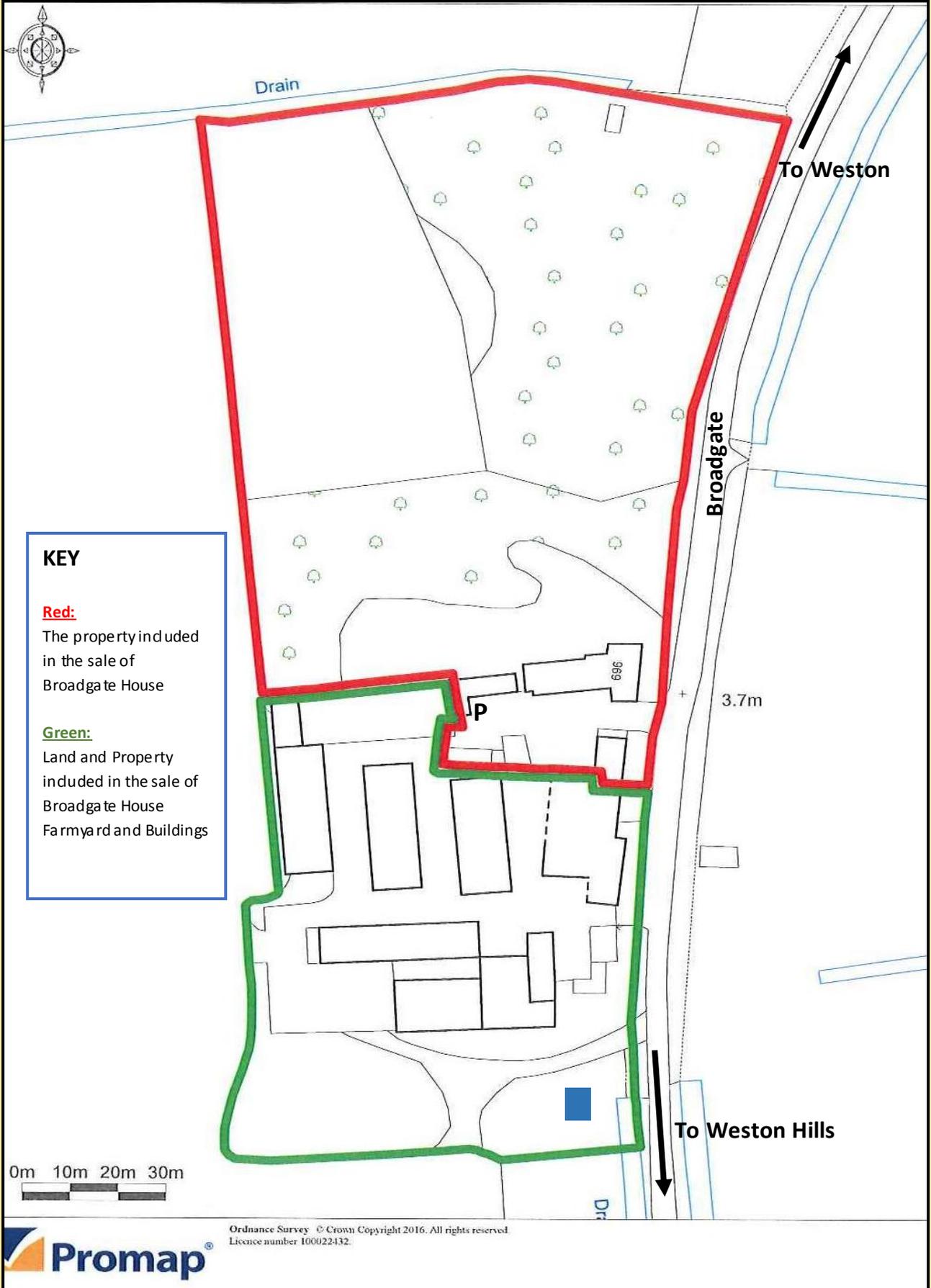
17' 8" x 39' 10" (5.40m x 12.16m) (internal measurements) - lined ceiling.

GARDENS, GROUNDS AND PADDOCK

The grounds immediately around the House total:

	1.25 Acres
Extensive Paddock:	<u>2.38 Acres</u>
TOTAL AREA:	3.63 Acres (1.46 Hectares)





NOT TO SCALE : FOR IDENTIFICATION PURPOSES ONLY

NOTES:

It should be noted that Broadgate House is being offered to the market simultaneously with the adjacent Farmyard which now has the benefit of Listed Building Consent for the conversion of three buildings for residential purposes which will entail the removal of the remaining buildings and the enhancement of the yard for private residential purposes.

The Vendors would prefer to sell both properties simultaneously to one purchaser or sell both properties simultaneously to two different purchasers and, therefore, that element of discussion will need to take place at the time of firm interest being received and to ascertain the likely prospects of the two properties being negotiated at the same time.

Depending on whether Broadgate House and the adjacent yard is sold to one purchaser or two, will depend on additional fencing, party wall and service provisions / retained rights / ongoing maintenance obligations which will be set out and for the benefit of the proposed purchaser(s) at the appropriate time. This will not be necessary if both properties are sold to one purchaser.

NOTICE

When entering any properties of this type please exercise extreme caution in respect of your personal safety and those parties with you at all times. Neither the Vendors nor their Agents accept any liability for any damage to persons or their property.



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. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

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: 10585 (S9587-9/16R)

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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PLANS

The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

