

EST 1770



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SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



Dial House Nursery, Lowgrounds, Swineshead, Boston, PE20 3PG

- Lot 1 - £450,000 House, Paddock and Stables Extending to 1.31 Acres (STS)**
Lot 2 - £100,000 Glasshouse and Shed Extending to 2.94 Acres (STS)
Whole £550,000

*An Excellent Opportunity to Purchase a Versatile Property at present Supporting Glasshouse Production with a Rental Income
The Property would also be ideal for other uses including equestrian purposes with the property containing a stable block and ménage.
Extending in total to approximately 1.72 Hectares (4.25 Acres) or thereabouts with substantial 4 double Bedroomed House with
additional separate Living Annexe, Modern General Purpose Building and Glasshouses Extend to Approximately 4,584m²(49,342 sq.ft.)*

AVAILABLE EITHER IN TWO LOTS OR AS A WHOLE

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOT 1

Dial House is a substantial four bedroomed detached house situated within a plot to include formal gardens of approximately 0.3 acres. The house is of a modern timber frame construction in a classic farmhouse style with brick skin, under a pantiled roof with the benefit of UPVC double glazed windows and doors, oil fired central heating and oil fired AGA. Dial House has been extended to incorporate further living accommodation by way of a single bedroomed annexe, country kitchen, living room and bathroom.

To the east of the property are paddocks extending to 0.42 hectares (1.03 acres) or thereabouts containing a stable block and also a ménage measuring 50m x 25m with floodlighting.

FRONT ENTRANCE PORCH:	2.86m x 1.92m leading into:
ENTRANCE HALL:	5.98m x 3.69m, radiator, hardwood staircase leading to open galleried Landing.
LOUNGE:	8.06m x 4.18m, inglenook fireplace with log burner, 2 radiators, TV and telephone points, double patio doors to the rear elevation, window to the front.
RECEPTION ROOM / STUDY:	4.2m x 3.1m, radiator, TV and telephone points.
KITCHEN:	4.7m x 4.2m, extensive range of fitted units including plentiful base cupboards and drawers, ceramic tiled floor, single drainer sink unit, plumbing and space for dishwasher, oil fired traditional Aga, double doors at the rear leading into:
CONSERVATORY:	3.6m x 3.4m, upvc construction, tiled floor, patio doors to west.
UTILITY ROOM:	2.7m x 6.0m, radiator, sink drainer, tiled floor, fitted cupboards, washing machine point, rear entrance door.
CLOAKROOM:	Low level WC, wash hand basin, window to the rear elevation.
ANNEXE	
Access from Utility Room comprising:	
KITCHEN AREA:	1.5m x 3.0m, modern fitted units, single drainer sink unit, wall mounted boiler serving the whole property, telephone point, TV point.

HALLWAY	With loft access.
BATHROOM:	2.2m x 2.0m, walk-in shower, WC and pedestal basin.
BEDROOM:	2.8m x 3.1m, radiator, fitted wardrobe, TV point.
LOUNGE:	4.1m x 2.9m, patio door to rear, TV and telephone points.

(The Annex has a separate telephone line to the remainder of the house)

First Floor

GALLERIED LANDING	Oak flooring, giving access to:
FRONT BEDROOM 1:	4.6m x 4.2m, radiator, power points, TV and telephone points.
FRONT BEDROOM 2:	4.2m x 4.6m, radiator, power points, TV point.
REAR BEDROOM 3:	4.2m x 3.2m, radiator, power points, TV point.
REAR BEDROOM 4:	3.6m x 3.2m, radiator, power points, TV point.
BATHROOM:	3.3m x 4.2m, separate shower, panelled bath, pedestal wash basin, low level WC, solid oak flooring.
LOFT CONVERSION:	Planning permission has been granted for a Loft Conversion, details of which are available from the Selling Agents. Part of the loft has been converted into
BEDROOM 5:	4.4m x 4.1m

OUTSIDE:

To the east of the House are paddocks extending to 4.2 Hectares (1.03 Acres) or thereabouts. The paddocks are stock proof with post and rail fence to the perimeter with a Stable Block to the centre.

STABLE BLOCK:

Of wooden construction on concrete base containing:

STABLE 1:	4.3m x 3.6m complete with kick boards, rubber matted floor, drinker and lighting.
STABLE 2:	3.7m x 3.6m complete with kick boards and light.
TACK ROOM:	5.5m x 3.6m with lights, power points and cold water tap.

The Stable Block is connected to mains water and electricity.

Planning permission to build the Stable Block was granted under planning application reference: B/03/0356 of 31 July 2003 and are for domestic purposes only. A copy of the planning consent is available from the Selling Agents.

MÉNAGE:	50m x 25m with sub-base membrane, post and rail fencing to perimeter and mains floodlighting.
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THE NURSERY

LOT 2

3 INTERCONNECTED GLASSHOUSE UNITS Extending in Total to 4,584m²(49,342 sq.ft.):

Glasshouse 1:	44.3m x 48m with concrete walkway to centre, blown air heating boiler, automatic watering and vents and lighting.
Glasshouse 2:	25.6m x 48m with circulation fans, semi-automatic watering system and vents.
Glasshouse 3:	25.6m x 48m with automatic watering system and vents.

To the north of the Glasshouses are 2 IRRIGATION RESERVOIRS.

GENERAL PURPOSE BUILDING:

24m x 9.7m, of steel portal frame construction with box metal profile sheets to elevations and roof, double sliding door to north and door to south leading into Glasshouse Units. The building has the benefit of single and three phase electricity, mains water, WC and CHILLED STORE (6m x 3.6m).

The General Purpose building houses the Tom-Tech HC120 automation units for the Glasshouse Units and Dosa tron feed meter.

To the front of the Glasshouse Units are 2 further PADDOCKS extending in total 0.36 Hectares (0.89 Acres) or thereabouts, being divided by a ccess roadway to Glasshouse Units. It may be possible, subject to obtaining the relevant planning consents to extend the Glasshouse Units onto the Paddock. Stock proof fencing.

LEASES:

The Glasshouse Units and General Purpose Building are currently let on a Farm Business Tenancy Agreement.

DRAINAGE RATES:

Payable to Black Sluice Internal Drainage Board.

SINGLE FARM PAYMENT SCHEME.

The land has not been registered under the Single Farm Payment / Basic Farm Payment Scheme or used to claim upon.

CONTRACTS & QUOTAS:

No contracts or quotas are available with the land.

SPORTING RIGHTS:

The sporting rights are included in the sale as far as they are owned.

MINERAL & TIMBER RIGHTS:

Mineral and timber rights are included in the sale so far as they are owned.

LAND CLASSIFICATION:

The land is classified as Grade I agricultural land on the Land Classification Map of England & Wales. The land is further described by the Soil Survey of England & Wales as being part of the Wallasea II Association of soils which is characterised as "a deep stoneless clayey soil, calcareous in places". The land is capable of growing crops of winter cereals, sugar beet, potatoes, cereals and field vegetables.

VIEWING: Only by appointment with R Longstaff & Co - CALL 01775 765536

TENANTRIGHT: No claims for tenantright or dilapidations.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

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

PLANS & AREAS:

These Particulars have been prepared as carefully as possible and in good faith. The successful purchaser shall be deemed to have full knowledge of all boundaries and rights of way which affect the land.

HEALTH & SAFETY:

Parties wishing to view the property are reminded it is a working Nursery and are asked **to ensure to take due diligence and ensure their own health and safety.**

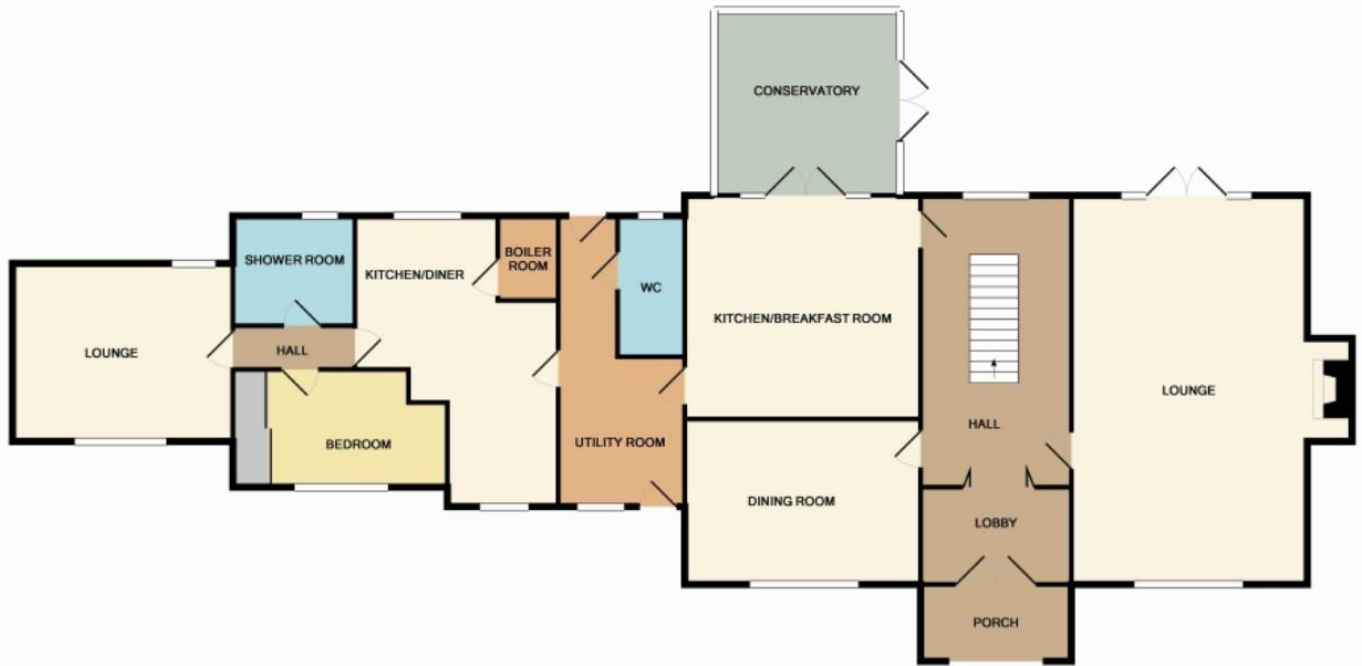
METHOD OF SALE:

The property is offered for sale by private treaty. The Agents reserve the right to conclude a sale by "best and final offers".

AGENTS NOTE: In the event that a party should wish to purchase the Glasshouses and land to the north of the Glasshouses only, interested parties in this respect are asked to speak to the Selling Agents.



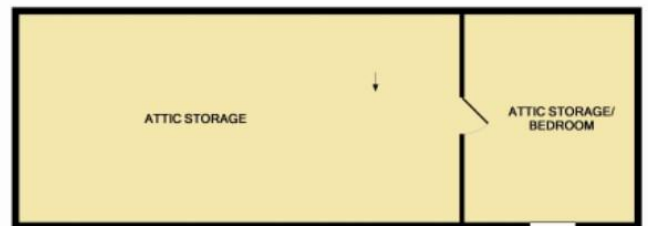




GROUND FLOOR



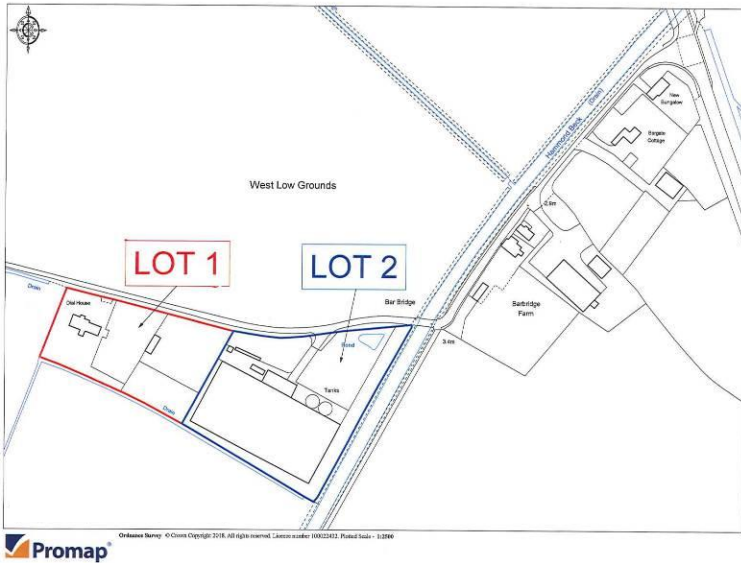
1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix iC3D i4.

FOR IDENTIFICATION PURPOSES ONLY - DO NOT SCALE



TENURE The property is offered for sale as a whole, freehold, subject to the leases which are in place at the point of sale.

VAT: Any guide prices quoted or discussed are inclusive of VAT. In the event that the sale of the property, or any part thereof, all rights become a chargeable supply for the purpose of VAT, such Tax will be payable in addition to the purchase price at the appropriate rate. The Vendors have not elected to Tax on any part of the property.

SERVICES Water and electricity (including three phase) are connected. Sewerage is to a private system.

COUNCIL TAX Band E

LOCAL AUTHORITIES

District & Planning:

Boston Borough Council, Municipal Buildings, Boston, Lincolnshire PE21 8QR

CALL 01205 314200

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA

CALL 08457 919155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN11 1YL

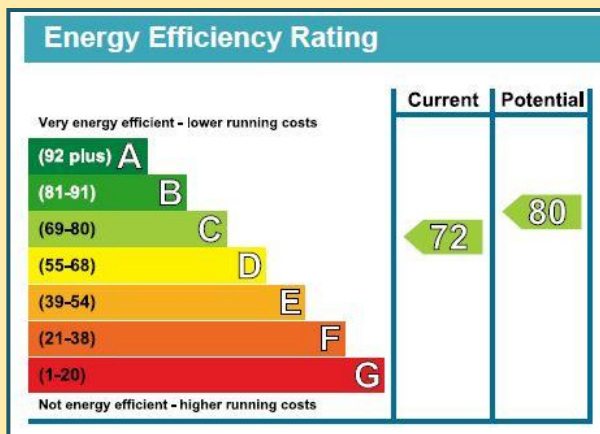
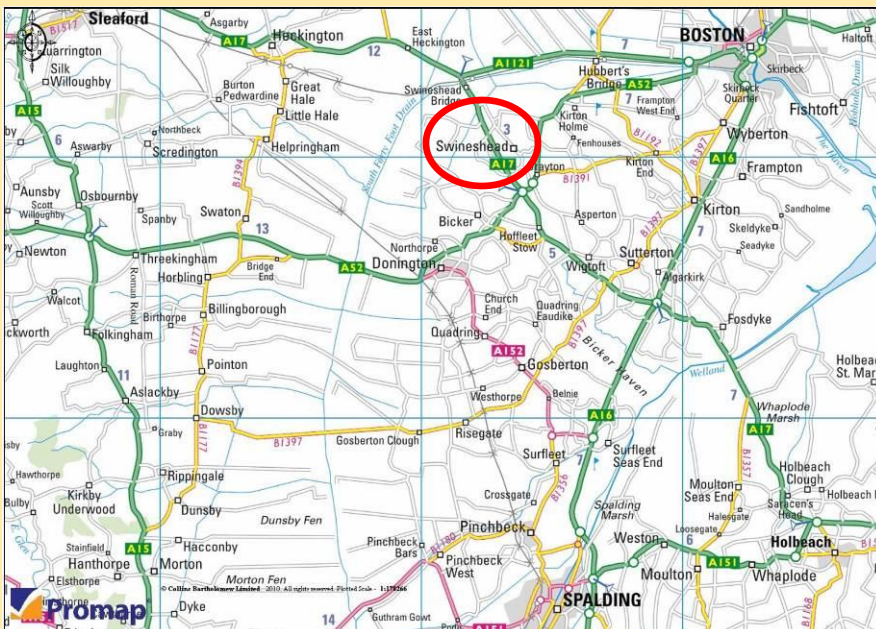
CALL 01522 552222

Internal Drainage Board:

Black Sluice Internal Drainage Board Station Road, Swineshead, Boston, Lincolnshire PE20 3PW **CALL 01205 821440**

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: 10142 (S9952)

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.

CONTACT

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