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East Reach Farm and Chapel Farm, Hop Pole,  
Nr Deeping St Nicholas, Spalding

**GUIDE PRICE - £200,000 Freehold**

**CONVERSION/DEVELOPMENT OPPORTUNITY**

Farmyard extending to approximately 0.67 hectares / 1.663 acres in total  
with a range of traditional brick buildings and a more modern profile sheeting  
agricultural building to the rear.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



#### **LOCATION**

From Market Deeping proceed along the A16 and upon entering Hop Pole, the property is located on your left hand (north) side. The property is highlighted by a Longstaff 'For Sale' board.

#### **DESCRIPTION**

Farmyard extending to approximately 0.67 hectares / 1.663 acres in total with a range of traditional style brick buildings and a more modern profile sheeting agricultural building to the rear.

#### **ACCOMMODATION**

A range of traditional brick buildings extending roughly east to west with profile sheeting, slate and tiled roofs and a more modern building to the rear. There is a main two storey element to the west, a single storey element to the east and a small single storey element protruding to the south. The building extends to approximately 231m<sup>2</sup> (2,490ft<sup>2</sup>) (GEA) and 135m<sup>2</sup> (1,460ft<sup>2</sup>) (GEA) for the first floor.

Agricultural building to the north of the site is a slightly more modern agricultural building extending to approximately 142m<sup>2</sup> (1,530ft<sup>2</sup>). The building has block lower walls with profile sheeting upper walls and roof, with a steel portal frame and a pair of sliding doors.

The two wood and tin open fronted buildings either side extend to approximately 140m<sup>2</sup> (1,510ft<sup>2</sup>) (GEA) and 40m<sup>2</sup> (430ft<sup>2</sup>) (GEA).

To the south of the traditional brick buildings there is an area of land extending to approximately 0.17 hectares (0.42 acres) which provides a buffer with the A16. To the south of the traditional brick buildings are two wooden buildings, one with profile sheeting roof and the other with a pantile roof extending to approximately 53m<sup>2</sup> (580ft<sup>2</sup>) and 26m<sup>2</sup> (285ft<sup>2</sup>) respectively.

#### **PLANNING/DEVELOPMENT**

The property has great potential for conversion/development subject to planning and interested parties are encouraged to make their own enquiries with the Planning Department at South Holland District Council - 01775 761 161 / [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk).

#### **FENCING and BOUNDARY OBLIGATIONS**

The purchaser is required to erect a wooden post and three rail fence to at least 1.2m in height between points D, A, B and C on the sale plan.

The purchaser will be responsible for maintaining the Leylandii trees located between the points indicated by the lowercase 'a' and 'b' on the sale plan.

## **RESTRICTIVE COVENANT**

The seller imposes a restrictive covenant limiting this site to being developed to no more than three residential dwellings.

1. The purchaser will covenant in the conveyance/transfer not to use or permit to be used the land under any buildings from time to time erected thereon:
  - a) For the open storage of materials or goods of any description (with the exception of agricultural produce) or repair in the open of motor vehicle or machinery of any description.
  - b) For the breeding or boarding of cats or dogs, whether or not in the course of a business.
  - c) In any way which may become a nuisance to the vendor or its successors entitled.
2. The land is not to be used for any "intensive system" of husbandry for animal rearing or keeping (as defined in the Welfare of Livestock Regulations 1994).
3. No rights of way will be granted over the County Councils retained land.
4. The purchaser will not pipe any part of the open water courses without the Vendors consent in writing.
5. The vendor does not warrant that the drains of septic tank (if any) are suitable for their purpose and, upon the expiry of the useful life of the existing system, the purchaser will provide a new foul drainage system wholly on his own land.

## **LEGAL COSTS**

The purchaser will bear its legal costs of the conveyance/transfer and pay for the vendors legal and surveyors costs in connection with this sale and any abortive fees if they do not proceed with the purchase (subject to a maximum cap of £3,000 plus VAT). The trigger for this will be upon issue of the Sales Memorandum to the seller's solicitors.

## **ASBESTOS**

A copy of an Asbestos Survey in relation to the site is available from the selling agent.

## **BOUNDARIES**

Interested parties are responsible for familiarising themselves with the boundaries of the property.

## **RIGHTS OF WAY**

The seller does not reserve any rights of way to gain access to retain land adjoining the property, although there are two rights of way which affect the property:

1. The neighbouring property (East Reach House) has a right of way over an area to the South West of the buildings (marked blue on the sale plan). East Reach Farm is responsible for one quarter of any costs of repair and maintenance in relation to the area marked blue on the plan.
2. There is an area to the north-east of the site, marked green on the sale plan, which is owned by the neighbouring property (Fen Fields) although East Reach Farm has a Right of Way over that area. Fen Fields is fully liable for all costs of repair and maintenance in relation to the area marked green on the plan.

## **VAT**

VAT is not payable on the purchase price.

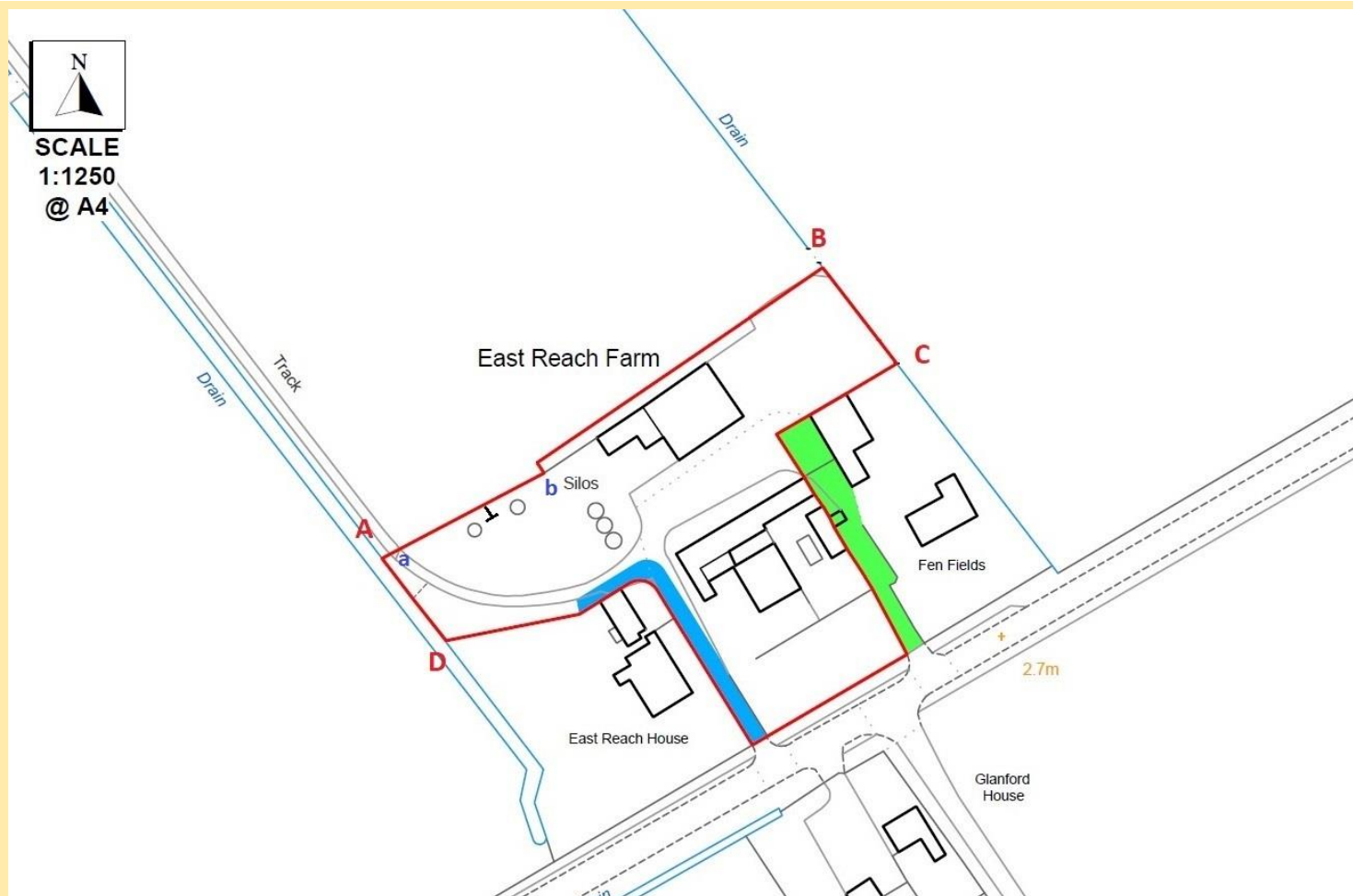
## **VIEWING**

Strictly by appointment with R. Longstaff & Co – 01778 420 406

## **ALL PARTIES ENTER THE PROPERTY AND BUILDINGS ENTIRELY AT THEIR OWN RISK.**

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.



**TENURE:** Freehold

**SERVICES:** The site benefits from a mains water supply (located opposite the back door to East Reach House, under the holly tree, next to the old buildings adjacent to the chain link fence). The site has a three phase electric connection.

**LOCAL AUTHORITIES:** South Holland District Council – 01775 761 161

**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: 14234:** 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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