

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## The Old Grain Store

**Engine Dyke, Gedney Dyke, Spalding, Lincolnshire PE12 0BE**

**FOR SALE : Guide Price - £150,000 Freehold, Subject to Contract**

- A Former Grain Store Building presenting a Unique Opportunity with Planning Consent for Conversion to a Single Dwelling providing Extensive Accommodation (Approximately 327m<sup>2</sup> - 3,520 sq.ft. GIA)
- Offered together with a Fenced Site Extending in Total to Approximately 0.33 Acres
- Convenient Location for Long Sutton, Kings Lynn, Holbeach and Spalding with Easy Access to the A17

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



### GENERAL INFORMATION

This unique opportunity offers the potential to create a single extensive dwelling on a Plot of approximately 0.33 Acres. The location of this property to the west of Long Sutton, in a rural setting, is convenient for nearby towns and also has easy access to the A17 trunk road.

### PLANNING CONSENT

Part Q Planning Consent has been granted for the conversion of the building to a single residential unit, subject to conditions and plans, and is shown on the area edged red on the plan included in these Particulars. The Consent was granted by South Holland District Council under Reference No: H06-0141-18 on 6 April 2018. Full information is available and can be viewed on the Council's website : [www.sholland.gov.uk](http://www.sholland.gov.uk) Alternatively, these are available from the Agents upon request - CALL: 01775 765536 / EMAIL: [commercial@longstaff.com](mailto:commercial@longstaff.com) The documents include:

- Site Plan
- Plans of Existing and Proposed Elevations
- Prior Notification Decision Notice
- Flood Risk Assessment
- Various Planning Supporting Information

### TENURE & POSSESSION

The property is offered with freehold tenure and vacant possession will be available upon completion.

### SERVICES

We are aware that mains electricity is connected to the property but on a joint supply with the adjacent Farm buildings so will become disconnected in due course. Water and electricity are, however, in the road in front of the property. Foul drainage will require a new system to be installed by the purchaser. There is no mains gas available in the locality. Interested parties are recommended to make their own direct enquiries with the relevant service providers to check supplies and any cost implications there may be relevant in connection with their proposed requirements, and will be responsible for all costs of providing new connections.

### ACCESS / BOUNDARIES

Access to the property is via an access from Engine Dyke. The extent of the property is shown outlined in blue on the plan included in these Particulars and is approximately 0.33 Acres. A mature Beech Tree stands in the grounds of the property offered for sale.

## DETAILS OF THE PROPERTY

(All measurements taken are gross internal)

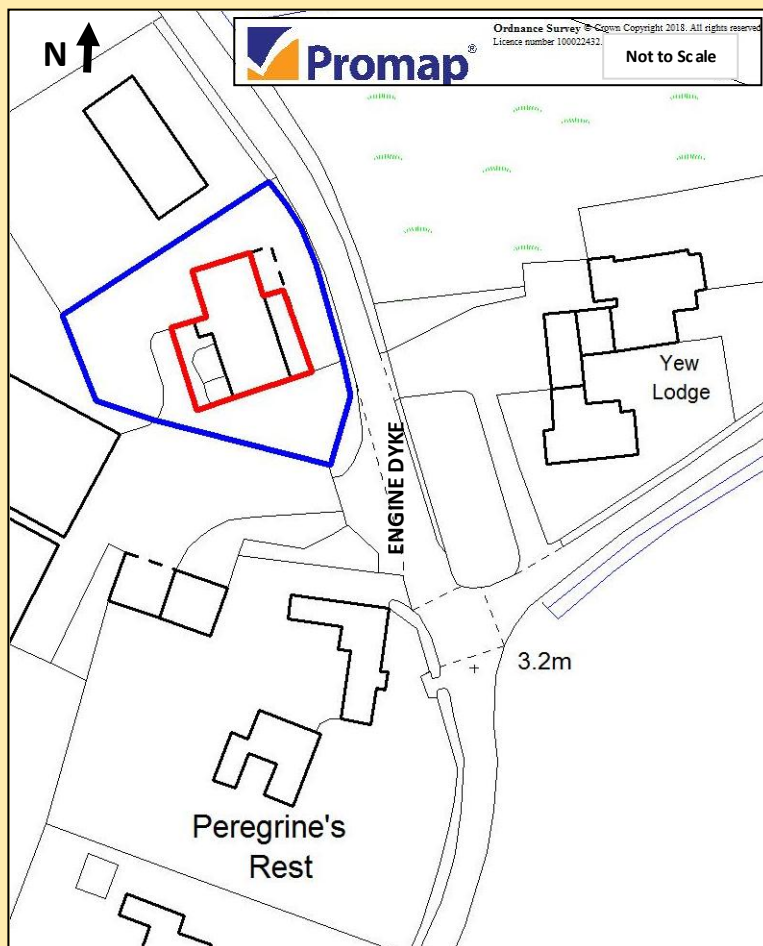
### STORE:

22.58m x 8.73m, steel portal frame with corrugated sheeting to part walls and roof and brick/block to other walls, foam sprayed walls, concrete floor, sodium lights

**LEAN-TO:** 22.58m x 4.08m

The Gross Internal Floor area of the main building is 197m<sup>2</sup>, plus the attached Lean-to Store Area of approximately 52m<sup>2</sup>.

The adjacent residential property, Peregrines Rest, and Farmyard, are retained by our Client Vendors, and Peregrines Rest Farm is a working farmyard.

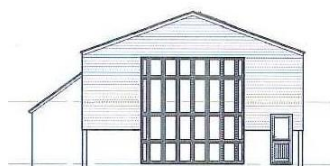


## PROPOSED ELEVATIONS

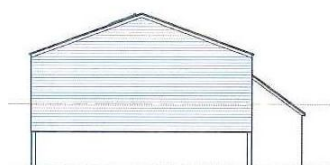
(Not to Scale)



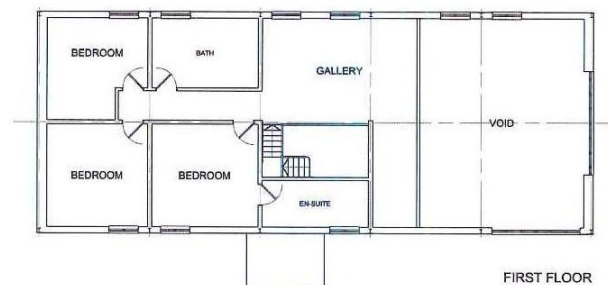
EAST ELEVATION



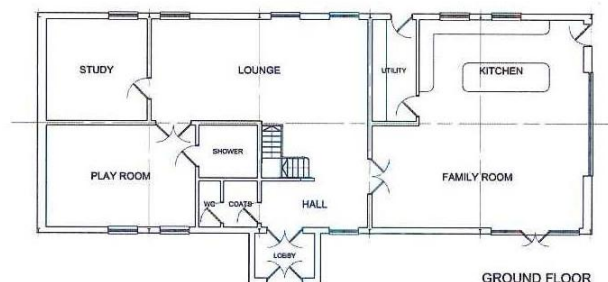
SOUTH ELEVATION



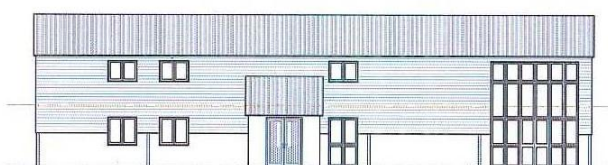
NORTH ELEVATION



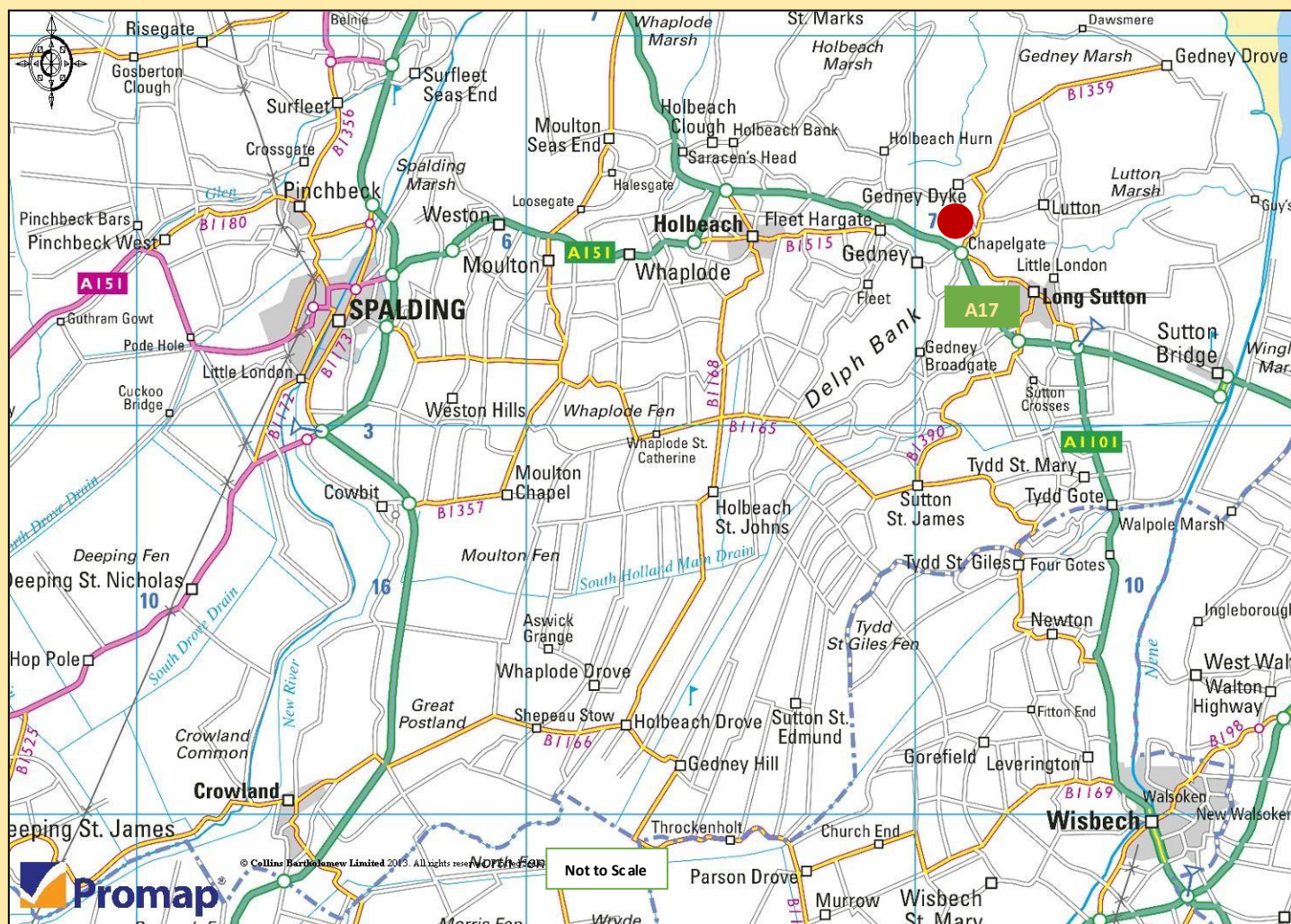
FIRST FLOOR



GROUND FLOOR



WEST ELEVATION



#### LOCAL AUTHORITIES

##### District & Planning:

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE

CALL: 01775 761161

##### 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 LN1 1YL

CALL: 01522 552222

##### Electricity:

Western Power Distribution - New Supplies

Customer Application Team, Tollend Road, Tipton, DY4 0HH

Email: [wpdnewsuppliesmids@westempower.co.uk](mailto:wpdnewsuppliesmids@westempower.co.uk)

CALL: 0121 623 9007

#### VIEWING

Strictly by appointment with R Longstaff & Co – Spalding Office

CALL: 01775 765536

EMAIL: [commercial@longstaff.com](mailto:commercial@longstaff.com)

#### PARTICULARS CONTENT

We make every effort to produce an 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.

#### 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: 12545 (S10156-4/19)

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

R. Longstaff & Co.

5 New Road, Spalding, Lincolnshire PE11 1BS

T: 01775 765536

E: [commercial@longstaff.com](mailto:commercial@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)