



Elmtree House, Middlegate Lane,  
Orby, Skegness, PE24 5HZ



**Being sold via Secure Sale online bidding. Terms and conditions apply.  
Starting Bid:- £80,000**

- RENOVATION / REDEVELOPMENT PROJECT
- RURAL LOCATION
- GARAGE & GROUNDS
- LEASEHOLD (581 YEARS UNEXPIRED)
- EPC RATING F
- COUNCIL TAX BAND C





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A rare opportunity to purchase a Detached House situated in a lovely rural location which is in need of complete renovation or re-development (subject to any necessary consents). With garage and gardens. Held under a 1000 year Lease (579 years unexpired). EPC Rating F

### LOCATION

Middlegate Lane lies on the east side of the village in a rural position. From the Red Lion Inn Public House, proceed some 600 metres along Marsh Road, towards Ingoldmells and turn right into Middlegate Lane. At the T junction, turn right and the property is to be found within an overgrown plot, adjacent to an open barn. Orby itself lies some 8 miles from the resort of Skegness, off the A52 Lincoln to Skegness Road and is within a short motoring distance of the market location of Alford and Spilsby.





## ACCOMMODATION

LIVING ROOM 17' 0" x 13' 10" max (5.16m x 4.21m)

DINING ROOM 12' 0" x 13' 2" (3.66m x 4.01m)

KITCHEN 13' 7" x 13' 10" 4.14m x 4.22m)

LANDING 12' 0" x 7' 4" (3.66m x 2.24m)

BEDROOM 1 11' 9" x 12' 0" (3.58m x 3.66m)

BEDROOM 2 11' 11" x 12' 1" (3.63m x 3.68m)

BEDROOM 3 13' 10" x 13' 1" (4.22m x 3.99m)

BATHROOM 13' 8" x 5' 8" (4.17m x 1.73m)

## SIDE ANNEXE

HALL

BEDROOM 13' 7" x 9' 8" (4.14m x 2.95m)

LOUNGE 13' 11" x 11' 8" (4.24m x 3.56m)

BATHROOM 8' 4" x 7' 10" (2.54m x 2.39m)

KITCHEN 12' 4" x 8' 0" (3.76m x 2.44m)

## OUTSIDE

Brick and Pantile Garage, Gardens to the side and rear.

## TENURE

The property is held under lease for a term of 1000 years from 1603 (579 years unexpired) subject to a ground rent of £20.00 p/a. Vacant possession is available.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness. **Care must be taken in any viewings of the property given the overgrown nature of the plot and condition of the house.**

## COUNCIL TAX

Band C - 2024/25 - £1,839.32

## SERVICES

Mains electricity and water services are understood to be available. A private drainage system is believed to be in place. Interested parties should make their own enquiries.

## BOUNDARY PLAN

For identification purposes only - Not to scale.

## AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.





### AUCTIONEERS ADDITIONAL COMMENTS.....

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

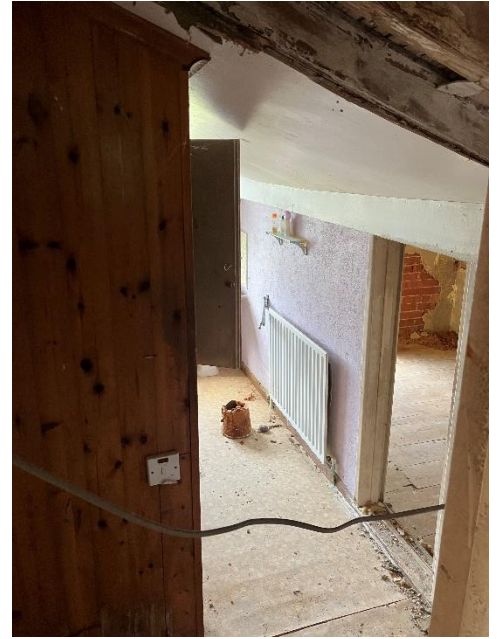
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

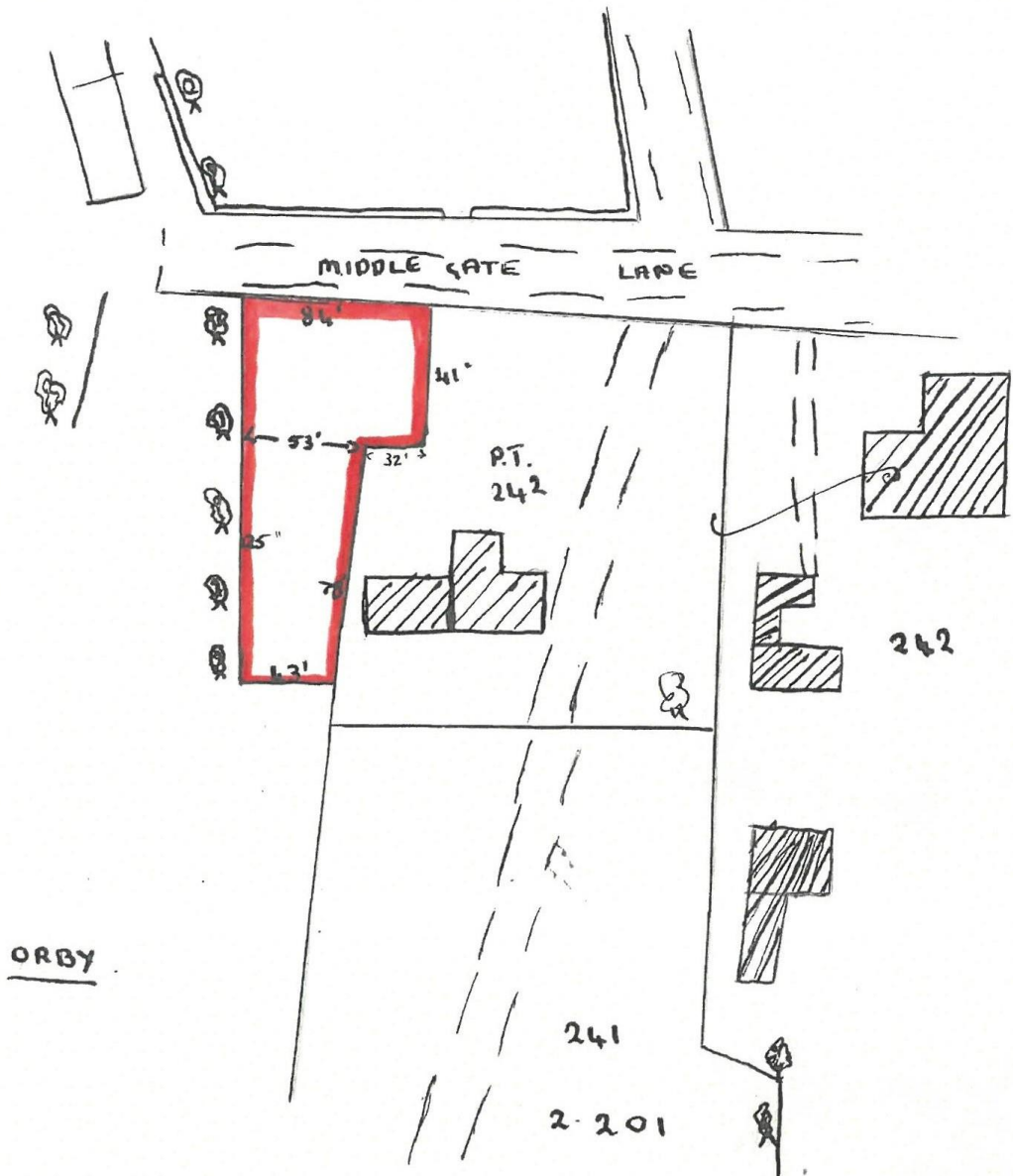
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

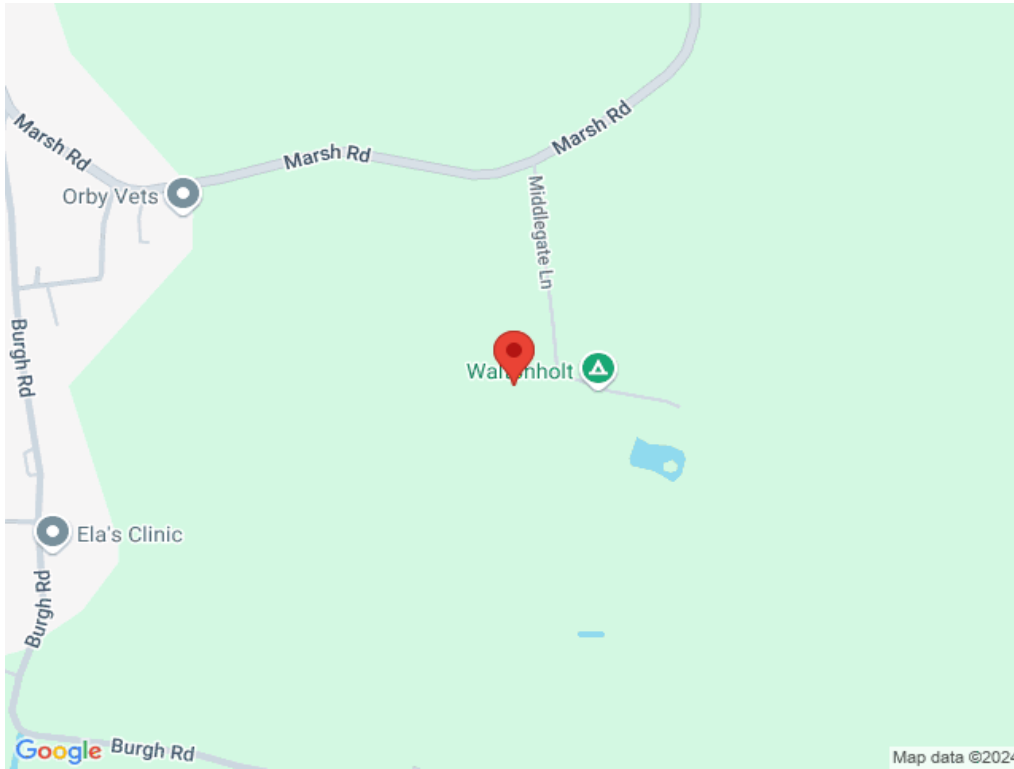
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





THE PLAN referred to





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	23   F	
1-20	G		



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