



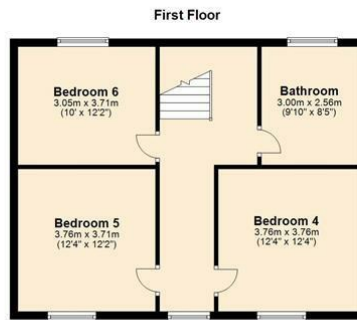
## Highgrove House Holme Road Spaldington DN14 7NA

£795,000  
**FREEHOLD**

'Highgrove House' fronts the A614, standing in grounds extending as a whole to approximately 8.5 acres. This unique site offers a fantastic opportunity for someone looking to run a commercial business, having A3 planning consent on the current showroom/workshop already passed, yet offering huge scope and potential for further usage. Externally, there are large grounds, with two entrances, offering extensive parking/turning areas together with various garages and outbuildings. In addition there is a 7.5 acre grass field, which again could be utilised for a variety of uses subject to planning. Highgrove House itself offers well presented, 6 bedroom family accommodation with 4 reception rooms and 3 bathrooms providing ample space for a family wishing to live and work on site.

**EPC: C**





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>69</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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