



Water Lane Nursery Low Road, Spalding, PE12 6EF

Offers Over £1,000,000

Ark Property Centre are delighted to welcome to market this exciting opportunity on the edge of Spalding. Water Lane Nursery sits on 12.8 acres (subject to survey) and is home to a 1700 sqft bungalow presented in excellent condition with beautiful landscaped gardens. Beyond the bungalow sits 7000m sqm of glass houses, a selection of barns and outbuildings and a water reservoir for the irrigation systems. Situated just a couple of miles from Spalding's busy Town Centre and with great transport links. Contact Ark for more information.

Entrance Porch 3'0" x 4'3" (0.93m x 1.32m)



Glazed entrance door with glazed sidelight, coving to textured ceiling, tiled floor. Glazed door to:

Entrance Hall 15'10" x 5'8" (4.85m x 1.75m)



Coving to textured ceiling with recessed ceiling spotlights, oak flooring, radiator, built in double airing cupboard with slatted shelving and hot water cylinder.

Lounge 11'10" x 18'6" (3.63m x 5.64m)



PVCu double glazed window to front, coving to textured ceiling, two radiators, remote controlled electric fireplace.

Dining Room 12'4" x 10'10" (3.78m x 3.31m)



PVCu double glazed window to side. Coving to skimmed ceiling with recessed ceiling spotlights, tiled flooring, radiator, opening to:



Kitchen Diner 19'10" x 24'4" (6.07m x 7.43m)



Open plan living. PVCu double glazed French doors to side and bi-folding doors to rear, coving to skimmed ceiling with recessed ceiling spotlights, tiled floor. Fitted solid wood base, eye level units and island with solid wood worktop over. Inset twin Belfast sink with vintage style chrome mixer tap over. Six ring Britannia range cooker with twin electric oven. Tiled splashbacks, Eye level TV point. Under floor heating to kitchen diner.

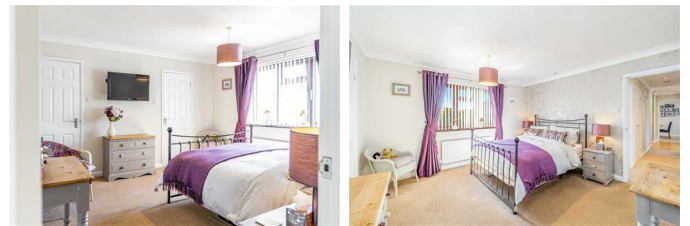


Utility Room 7'9" x 8'2" (2.37m x 2.50m)



Coving to textured ceiling with recessed ceiling spotlights and extractor fan, vinyl flooring, floor mounted oil central heating boiler. Fitted base and eye level units, worktop space with stainless steel sink and drainer, chrome mixer tap over. Tiled splashback. Space and plumbing for washing machine, tumble dryer and fridge.

Bedroom One 12'2" x 13'8" (3.71m x 4.17m)



PVCu double glazed window to rear, coving to textured ceiling, radiator. Walk in wardrobe with built in shelving and hanging space. Doors to ensuite and office/nursery.

Ensuite 4'3" x 7'8" (1.30m x 2.36m)



PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights and extractor fan, vinyl flooring, wall mounted chrome heated towel rail, oversize tiled shower cubicle with glass doors and mains shower over. Wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush in vanity unit with tiled splashback. Mirrored vanity cupboard.

Office/Nursery 9'9" x 8'3" (2.99m x 2.53m)



PVCu double glazed window to front, skimmed ceiling, radiator, PVCu door to side.

Bedroom Two 11'7" x 11'4" (3.55m x 3.46m)



PVCu double glazed window to front, coving to textured ceiling, radiator.

Bedroom Three 11'3" x 9'6" (3.44m x 2.92m)



PVCu double glazed window to front, coving to textured ceiling, radiator.

Bathroom 6'4" x 9'1" (1.95m x 2.79m)



PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights, vinyl flooring, wall mounted chrome central heating towel rail. P shape bath with chrome mixer tap over and mains shower, wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush.



Rear Lobby 11'8" x 9'0" (3.57m x 2.76m)



Glazed door and window to side, coving to skimmed ceiling with recessed ceiling spotlights and loft access, tiled floor, radiator, built in double cupboard.

Additional Information

PLEASE NOTE: This property is sold subject to an agricultural habitation clause.

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: D

Drainage By Treatment Plant

Oil fired central heating

There is a telecommunications pole on site with a wayleave payment of approx £4,000 per year to the owners of the property.

PLEASE NOTE:

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Situated between Coronation Channel and A16, benefiting from a substantial border alongside A16 Trunk Road.

Outside



The bungalow sits on a plot circa 12.8 acres (subject to survey)

The property sits back from Low Road and enjoys a generous driveway leading to the bungalow and to the business also.

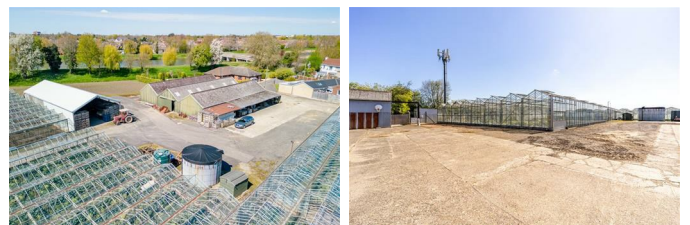
The plot comprises bungalow, glasshouses, sheds, barn, land and reservoir for surface water collection with mains supply.

Garden



The bungalow itself benefits from both landscaped front and rear gardens with off road parking for multiple vehicles. There is a timber shed and kennel, generous patio area and gated access to the land beyond.

Glasshouses



There are two banks of glass houses with built in irrigation system and automatic vents. Total approx 7,000 square meters. Plans passed for a further 3,500 square meters glass house.

Open Barn 78'8" x 31'2" approx (24m x 9.5m approx)



discussion. These have underground irrigation systems with regular water risers.

Further information available on request.

Up Lift Clause

On change of use for residential and commercial. Planning granted on any part of the site.

- 30% in years 1-10
- 20% in years 11-20
- 10% in years 21 - 25

Sheds



Three sheds approx 23m x 18m with single and three phase electric, built in cold store.

Land



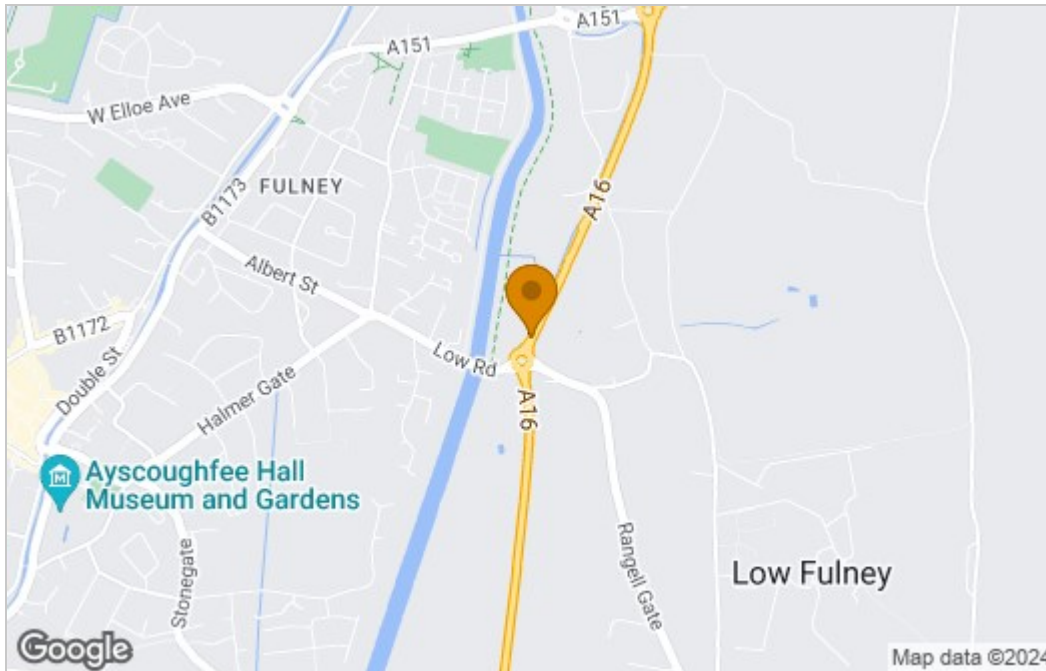
Beyond the glasshouses are approximately 8 acres of arable land with current leases that may be available to the new owner subject to further

Floor Plan

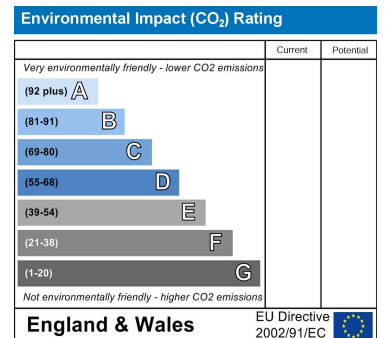
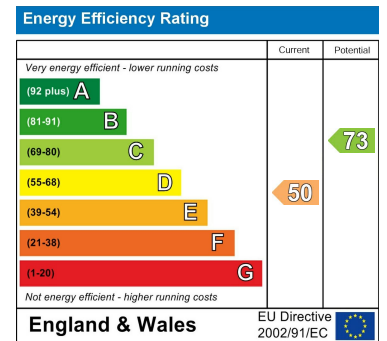


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Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

