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**Former Riverside Pub with Restaurant and Bedrooms
with Planning consents for Residential development**

The Mermaid Inn, 2 Gosberton Road, Surfleet, Spalding PE11 4AB

Guide Price £685,000 Freehold

- Former Public House Premises with Restaurant and 7 Bedrooms/5 Bathrooms
 - Central village location adjacent the 'River Glen' with river frontage
- Full planning consent for conversion of the Pub buildings to 5 flats & development of the site for 4 dwellings

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is situated on the side of the main road through the village of Surfleet, and also has frontage to the River Glen and Stockhouse Lane. The Village Hall/Park with All surfacepitch, Primary School and Post Office shop are within $\frac{1}{2}$ mile, and further shopping facilities are within 2 miles at Pinchbeck, and Secondary Schools (including Grammar and High Schools) are located in the nearby town of Spalding (5 miles). The population for Spalding is approximately 29,000 and the District of South Holland has a population of around 90,000 people (2013 figures from South Holland District Council's website).

Surfleet lies within easy access of the A16/A17, giving good access to Kings Lynn (40 miles) and beyond to the north Norfolk coastal resorts. It also has good access to Peterborough and onwards fast train journeys are then available to London's Kings Cross (within 50 minutes). Spalding station also connects to Peterborough to the south and Doncaster to the north.

/// what3words

bonus.adjusting.piglets

DESCRIPTION

The whole property extends to approximately 2,993m², (0.74 acres), and is shown edged red on the plan included in these Particulars (for identification purposes only). At the present time the property comprises the Pub buildings with car park. There are 2 access points to the site, however the main entrance is via Stockhouse Lane. The buildings are available for inspection and include a cellar area under part of the Pub. All fittings and equipment will be removed (or may be available by separate negotiation).

The River Glen lies adjacent to the south boundary of the property, over which Riparian rights exist, and the property has a pontoon connected to the river wall for moorings.

PLANNING

Full Planning and Listed Building Consents were granted by South Holland District Council on 12/1/23 – Reference Nos: H17-0898-21 and H17-01012-22 for the proposed Change of Use of The Mermaid Inn to 5 apartments, and associated demolition, and erection of 3 attached dwellings, 1 detached dwelling, a refuse collection point, and the retention of wc/garage and alteration to existing access off Stockhouse Lane. The plans approved in the Planning Applications are shown in this brochure.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consents and the purchaser will be responsible for all costs associated with fulfilling such conditions. A copy of the formal Planning Consents is available to view at <https://planning.sholland.gov.uk/OcellaWeb/showDocuments?reference=H17-0898-21&module=pl> or from the Agent's Spalding Office. Included in these Particulars is a copy of some plans determined in the Planning application. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161, including possible alternative development potential.

ACCOMMODATION

Accommodation comprises as follows;

Pub entrance from car park via glazed door to:

Bar areas: 6.02m x 11.49m - with central bar and feature fireplace with log burner. Carpeted

Gents WC: WC and wash hand basin, and hand dryer

Ladies WC's: 2 WC's and Wash hand basin and hand dryer

Under stairs cupboard

Main Restaurant: 10.44m x 4.24m with 2 feature fireplaces. Carpeted.

Rear Restaurant: 5.22m x 3.39m

Servery area: 4.65m max x 2.96m Resin floor

Kitchen: 7.40m x 3.68m . Resin floor, stainless steel walls

Side Washup: 7.28m x 3.01m. Resin floor, stainless sinks painted white walls

Rear Prep area: 2.47m x 2.59m. Resin floor, painted white walls

Side prep area: 2.14m x 3.63m Resin floor, painted white walls, Air conditioning unit

Stairs to first floor: with cupboard off

Bedroom 1: 6.12m x 3.41m including ensuite with Shower, WC. Wash hand basin, and towel rail

Bedroom 2: 4.81m x 3.07m max, with ensuite 2.77m x 1.68m with Shower, WC. Wash hand basin, and Towel rail

Bedroom 3: 4.80m x 2.90m with ensuite 2.30m x 1.93m Bath/Shower over, WC. Wash hand basin, and Towel rail

Office: 2.59m x 3.64m Cupboard with Hot water cylinder

Bedroom 4: 3.56m x 4.19m

Bedroom 5: 3.24m x 3.01m with wash hand basin

Bedroom 6: 3.30m x 3.83m with wash hand basin

Shower room: 1.68m x 1.92m with Shower, WC. Wash hand basin, and Towel rail

Bedroom 7: 3.64m x 3.47m with ensuite 1.69m x 2.24m Bath/Shower over, WC. Wash hand basin, and Towel rail

Outside

Boiler room: 3.06m x 1.38m with Oil boiler

Pump house: 5m x 4m approx

Outside Bar with Thatched roof

Outside Toilet Block/Store: 11.2m x 4.1m approx with Mens and Ladies Wc's

Concrete Store Building: 10m x 2.70m approx with double sliding doors

Bin Store area - fenced and with bunded 2,400 ltr Oil tank

Extensive Car park to the rear, lawn and border areas, and patio seating area adjacent the River Glen. Pontoon for moorings for fishing and boating. Front garden off Restaurant.

TERMS

Freehold with vacant possession upon completion.

BUSINESS RATES

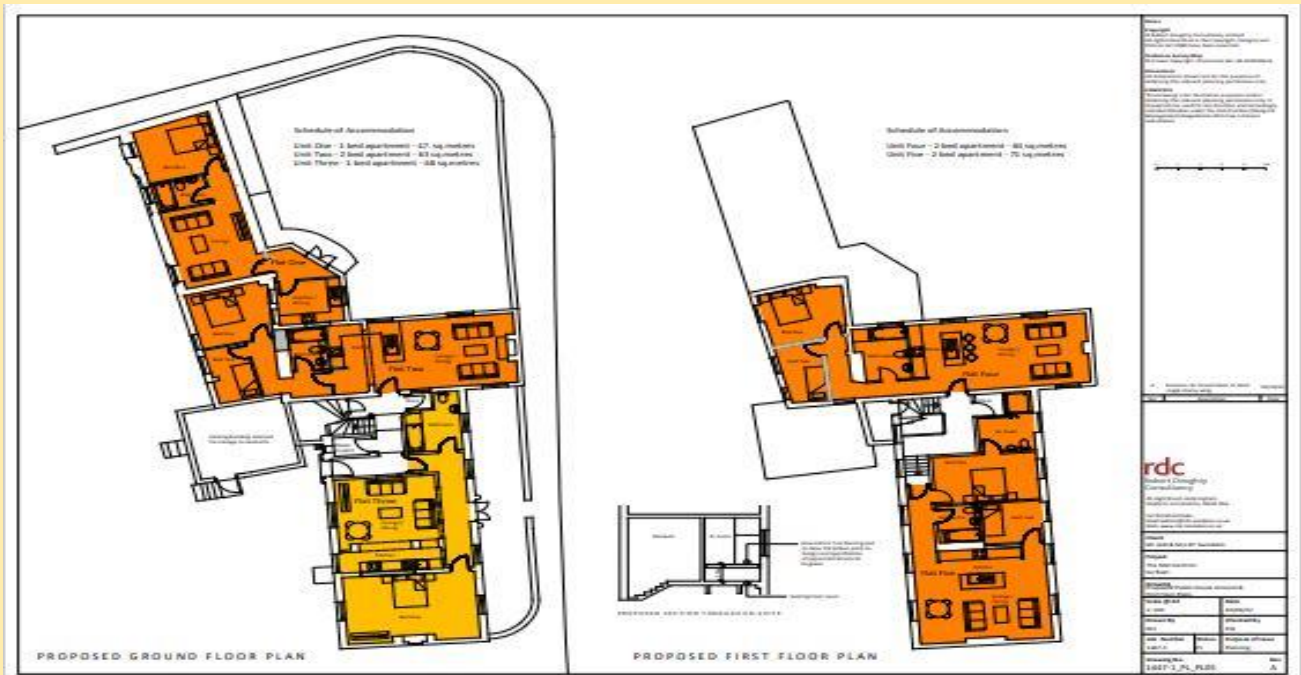
The property has a current Rating assessment in the 2023 Non-Domestic Rating List of £15,750.

LEGAL COSTS

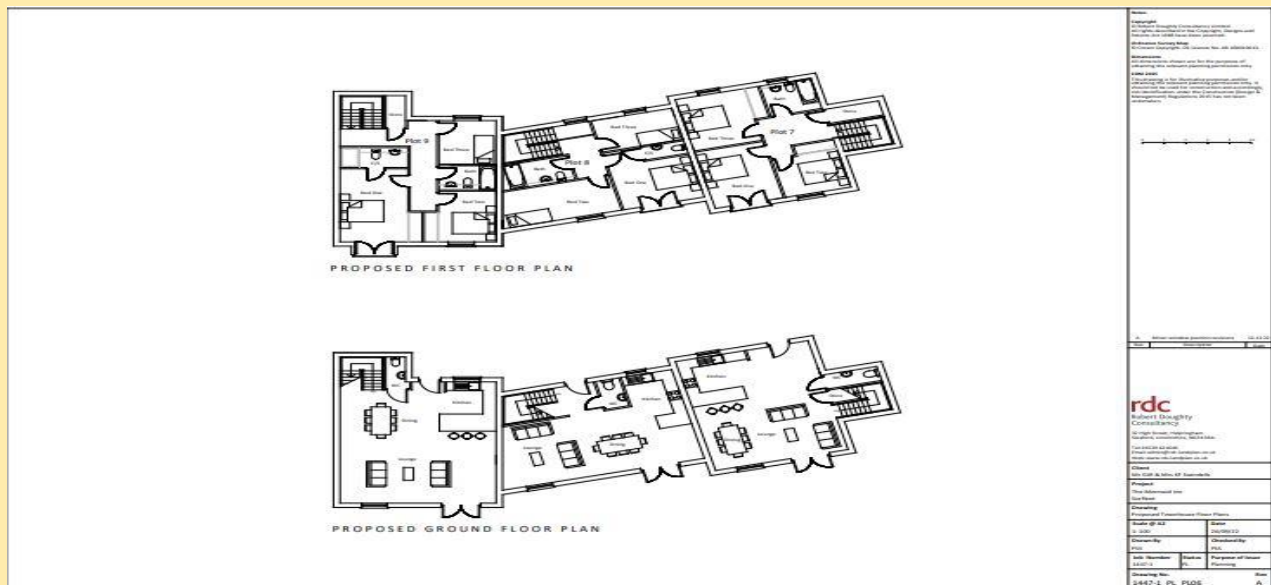
Each party to bear their own legal and professional costs.

EPC

E – 103



PROPOSED LAYOUT - FLATS 1-5



PROPOSED LAYOUT AND ELEVATIONS PLOTS 7-9







SERVICES

We understand that all mains services are currently connected to the property. However neither the Vendors nor their Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the site as required.

VIEWING ARRANGEMENTS

Strictly by prior appointment with the Vendors' Agents. The site is uneven in part and parties view the site at their own risk. Neither the Vendors nor the Agents accept any liability for any damage to persons or property by virtue of viewing the site.

Please contact the Commercial Department of R Longstaff & Co LLP to arrange an appointment
Telephone: 01775 765536 or Email: commercial@longstaff.com

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

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

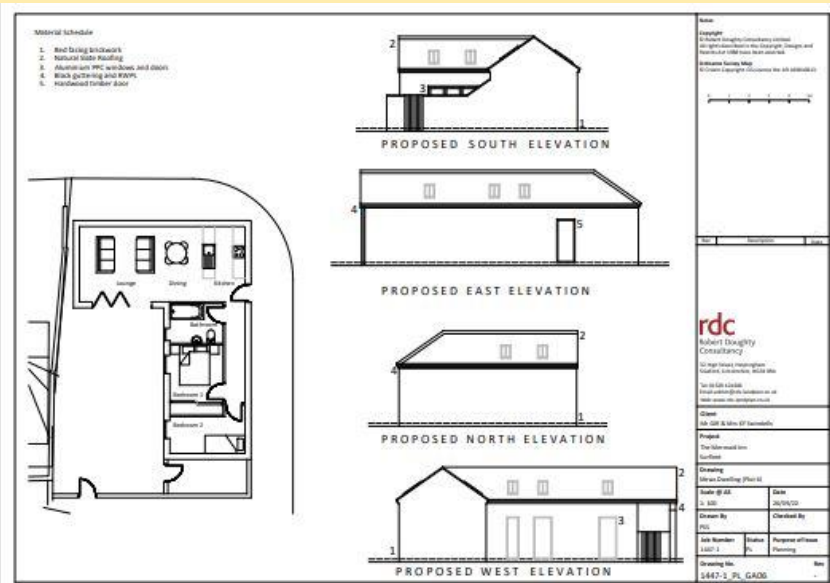
We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. In any case, we suggest you contact us to check the availability of this property prior to travelling to the area.

Ref: S11293 (August 2023)

Some photographs were taken in 2021.

ADDRESS

R. Longstaff & Co. LLP 5 New Road, Spalding, Lincolnshire, PE11 1BS
Tel 01775 765536 Email commercial@longstaff.com



PROPOSED LAYOUT AND ELEVATIONS PLOT 6

Energy rating and score

This property's current energy rating is E.

