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Machins Farmhouse, Surfleet Bank, Spalding, South Lincolnshire, PE11 4DS

Guide Price £295,000 Subject to Contract

- House for total Refurbishment – or Replacement Possibility – Subject to Planning
 - Certificate of Lawful Use in place
- Located conveniently between Spalding and Boston
 - Four Bedroom Accommodation
- Immediate Grounds to be re-established as Garden
 - Adjacent Hedged Grass field Included
- Approximate Total Area 7.73 Acres (3.12 Hectares)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



REAR OF HOUSE



VIEW OF THE FRONT (SOUTH) GARDEN AREA, THE NEW FENCE AND ADJACENT BUILDINGS/YARD THE LATTER OF WHICH ARE NOT PART OF THE PROPERTY

DESCRIPTION

A detached 19th century south facing Farmhouse built of brick under a concrete interlocking tiled pitched roof to the main part and providing the following accommodation;

Ground Floor

Main Hall

Staircase off

Sitting Room (RHS) 3.89m x 4.39m (into alcoves) Fireplace

Living Room (LHS) 3.94m x 4.39m Fireplace

Rear Hallway 2.07m x 2.44m

Pantry off 2.09m x 2.80m

Main Kitchen 2.07m x 5.4m

Rear Entrance Porch and former WC off

First Floor

Staircase to first floor Landing

Bedroom No.1

(RHS) 3.44m x 4.09m Victorian cast fireplace, 2 No. built in cupboards

Front Bedroom No. 2 3.48m x 3.98m 2 No. built in cupboards

(LHS)

Rear Bedroom No. 3 2.64m x 3.98m plus built in cupboard

(LHS)

Rear Bedroom No. 4 2.70m x 4.45m

RHS

Bathroom 1.74m x 2.14m

Outside

Attached Garage 6.50m x 3.40m brick and corrugated asbestos construction

Attached Outbuildings

Wash House 3.97m x 3.68m

Note - There is a Well just inside the door on the left-hand side, please do not remove the lid as it is a HAZARD - Unaccompanied children should not be allowed in this property and particularly not in this building.

Garden Store 6.07m x 1.99m

**Coal House
(without roof)** 2.57m x 1.09m

GROUNDS

The property is approached off Surfleet Bank through a newly erected set of double gates leading down a sloping driveway giving access to the rear (north) of the house and garage. There is a significant area of ground between the house and the newly erected fence (belonging to the property) on the south side separating it from the adjacent farmyard.

The total area of the house and the immediate grounds is approximately 0.51 Acres (0.20 Hectares).

HAZARD

There is a well or cistern or some other underground apparatus which is positioned in front of the house reasonably close to the newly erected fence. This is a hazard and a dangerous area and all parties viewing the property should keep well away from it. It can be clearly seen with a number of concrete posts which have been laid across it to prevent access. These posts should **not** be removed.

The Adjacent Paddock

The adjacent grass field which lies to the north side and is bounded on the south by a hedge owned with the property, to the east by Surfleet Bank (Road) with this boundary being a well-established hedge and the A16 to the west side. Convenient access is available to the A16 just at the north end of the grass field. The total area included in the Registered Title is approximately 7.22 Acres (2.92 Hectares).

CERTIFICATE OF LAWFUL USE

The availability of Machins Farmhouse offers one of the increasingly scarce opportunities to acquire an untouched property requiring complete renovation and refurbishment or the possibility of a replacement dwelling subject to obtaining the necessary Planning Consent. Whilst the house has not been used for some years, it has recently had confirmation by the South Holland District Council with the issue of a Certificate of Lawful Use, a copy of which is available on request. Essentially this confirms that it can be reoccupied:-

1. Planning Reference No: H17-0333-24 granted on 22/5/24
2. A copy of the Certificate is available upon request.

The property is conveniently located just off the A16 some 5 miles north of Spalding and 10 miles south of Boston and within 3 miles to the south of the A16 and A17 junction at Algakirk.

NOTE

It should be noted that there is a working farmyard and other buildings to the south of the property. There is an application presently submitted to the South Holland District Council for an Anaerobic Digester Project on land to the northeast of the property. There is also a proposal for a new high voltage National Grid Transmission/Pylon line crossing the area. Interested parties should make their own enquiries on these matters.

TENURE: Freehold

POSSESSION: Vacant possession will be available upon completion.

ASSESSMENTS

AND OUTGOINGS: The house will be reassessed for Council Tax upon reoccupation or replacement. Drainage rates for the land are payable annually to the Welland and Deepings Internal Drainage Board.

SERVICES: There are no services connected to the property at present. It will be the responsibility of the purchaser to investigate such services as may be required in terms of mains electricity and water. Certain rights have been reserved over the adjacent farmyard for access to connect to services. However, interested parties should make their own specific enquiries. It is envisaged that foul drainage will need to be to a new private onsite system to be fully compliant with modern regulations. There is no mains gas available in the immediate locality.

VIEWING: Only by prior appointment with R Longstaff & Co LLP
Tel 01775 765536 Email commercial@longstaff.com.

HEDGE: The hedge on the south side of the grass field has to be trimmed each side and to be kept no higher than 3 metres by the owner of Machins Farmhouse.

HEALTH AND SAFETY NOTE AND OTHER INFORMATION

It should be noted that the property is in an unimproved state, all those entering the property and viewing both the interior and exterior should exercise extreme caution at all times. There may be trip hazards in the grounds or other obstacles which are unseen and great care should be taken. In addition, do not lift the Inspection Lid in the wash house under which there is a deep soft water cistern as this is extremely dangerous.

There is no electricity connected to the house at present and therefore viewings will be assisted by parties bringing their own torches.

LOCAL AUTHORITIES

District and Planning	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
Water	Anglian Water, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155
Electricity	National Grid - – New Supplies Customer Application Team, Tollend Road, Tipton, DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk CALL: 0121 623 9007
County and Highways	Lincolnshire County Council, Council Offices, Newland, Lincoln. LN1 1YL CALL: 01522 552222
Internal Drainage Board	Welland and Deepings Internal Drainage Board Deeping House, Welland Terrace, Spalding PE11 2TD CALL: 01775 725861



ADJACENT Paddock

A Number of Photographs of the Interior of the House



Sitting Room



Living Room



Kitchen



Rear Hallway



Bedroom No. 1



Bedroom No. 2



Bedroom No. 3



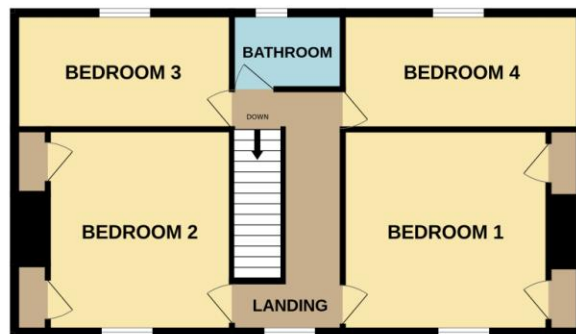
Bedroom No. 4

FLOOR PLAN

GROUND FLOOR

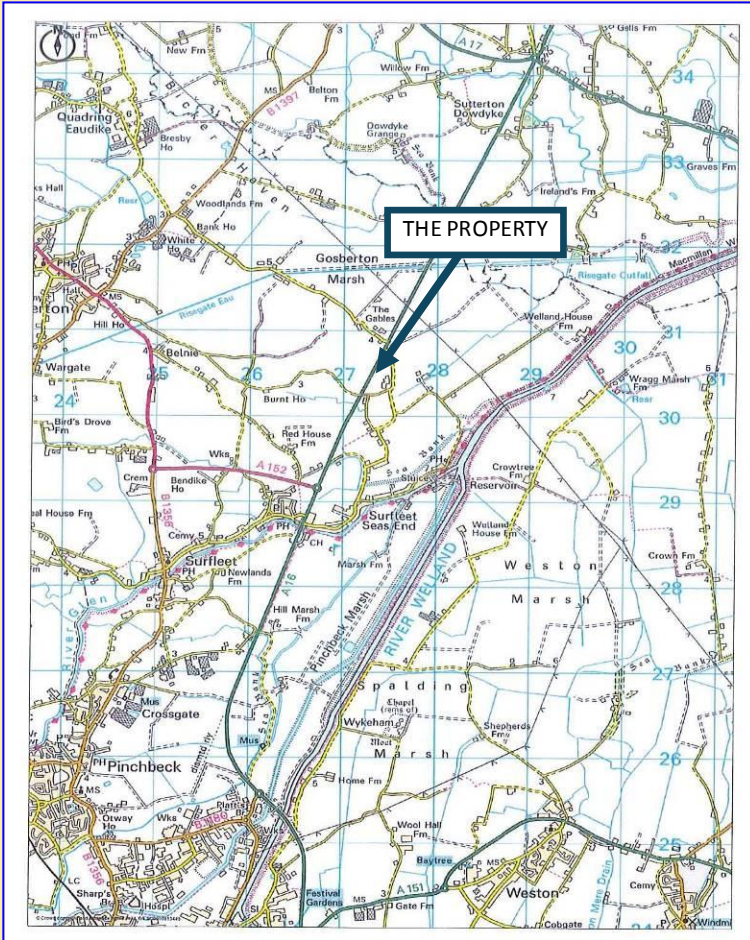


1ST FLOOR

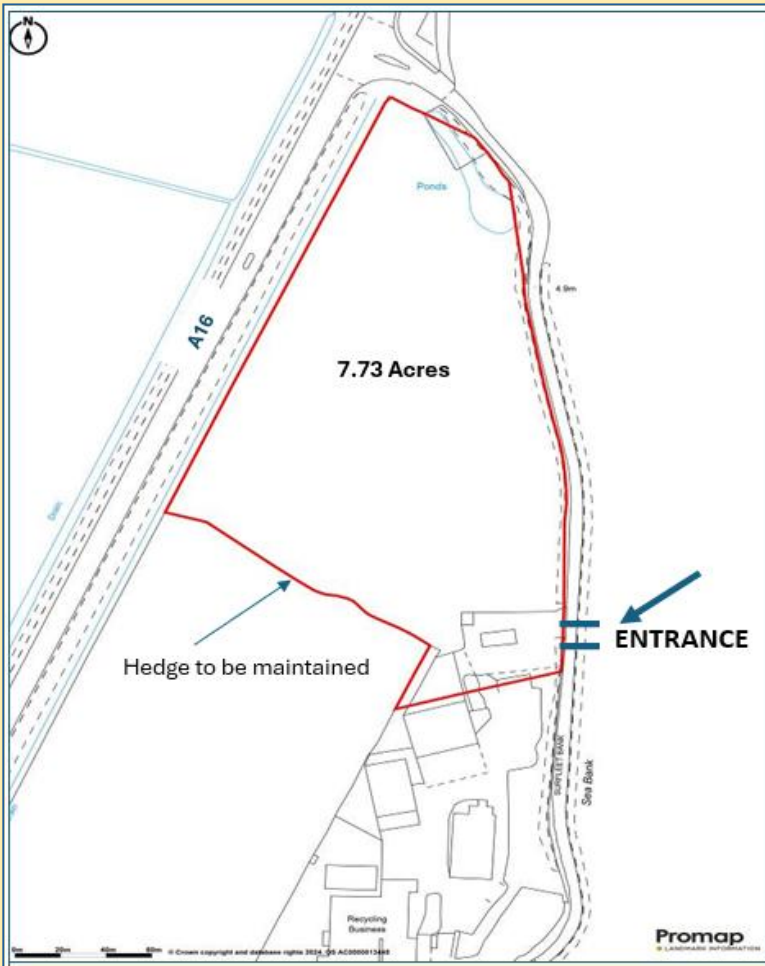


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION PLAN



PROPERTY PLAN



NOT TO SCALE

PARTICULARS CONTENT / REF: S11501

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Viewings are to be arranged by prior appointment. 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. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G		1 G