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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Bridge Lodge, South Drove, Spalding Common, Spalding. PE11 3ED

Guide Price: £450,000 Freehold

- 3 Bedroom Bungalow
- Generous Sized Gardens
- Established Grounds (0.31 Acres)
- 2.56 Acres (STS) to the rear
- Agricultural Building
- Total Site 2.87 Acres

Unusual opportunity to acquire a 3 bedroom detached bungalow offering great potential with generous sized gardens (0.31 acres) and established grounds to the rear of approximately 2.56 acres (subject to survey). The property is offered with an overage clause on the land only (more information in the brochure).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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THE BUNGALOW

Decorative arched entrance with UPVC door and obscure glazed UPVC side panel opening into:

LARGE RECEPTION HALL

23' 4" x 6' 3" (7.12m x 1.91m) Radiator, telephone point, ceiling light, wall light, cloaks cupboard and airing cupboard, doors arranged off to:

LOUNGE

19' 4" x 14' 9" (5.91m x 4.52m) Log burner, UPVC windows to the front and rear elevations, coved cornice, 3 wall lights, ceiling light, 2 radiators, square arch to:

CONSERVATORY

10' 7" x 9' 4" (3.23m x 2.86m) Dwarf brick and UPVC construction with pitched polycarbonate roof, tiled floor, UPVC French doors.



FITTED KITCHEN

11' 7" x 13' 1" (3.54m x 4.00m) Range of units comprising base cupboards and drawers beneath the roll edge worktop, single drainer one and a quarter bowl resin sink unit with mixer tap, halogen hob, cooker hood, electric double oven, intermediate wall tiling, eye level wall cupboards, free standing Samsung fridge/freezer, 2 ceiling lights, coved cornice, UPVC windows to the rear and side elevations, cupboard housing the Grant Vortex oil fired central heating boiler.

REAR ENTRANCE LOBBY

8' 3" x 3' 5" (2.52m x 1.06m) Access to loft space, radiator, ceiling light, part glazed door opening into former lean-to conservatory (for demolition).

BEDROOM 1

16' 0" x 10' 11" (4.88m x 3.33m) UPVC window to the front elevation, radiator, coved cornice.

From the main hallway, direct access into:

FURTHER HALLWAY

6' 7" x 3' 3" (2.02m x 1.01m) Doors arranged off to:

BATHROOM

7' 10" x 7' 8" (2.39m x 2.35m) Panel bath with hot and cold taps, Triton shower over, glazed screen, low level WC, pedestal wash hand basin, half tiled walls, tiled floor, obscure glazed UPVC window, ceiling light, radiator.

BEDROOM 2

11' 3" x 10' 8" (3.43m x 3.26m) (max) UPVC window to the rear elevation, coved cornice, ceiling light.

BEDROOM 3

13' 1" x 8' 5" (4.01m x 2.58m) UPVC window to the side elevation, coved cornice, ceiling light, radiator.

EXTERIOR

The property occupies a generous sized garden plot believed to extend to approximately 0.31 Acres (subject to survey). Approached through a large gate, there is a tarmac driveway and turning may with multiple parking at the front of the property with a stocked border and established gardens continuing round to the side and rear. Modern oil storage tank within the rear garden.

AMENITY GROUND

The land to the rear of the property measures approximately 2.56 acres (subject to survey) and is accessed through the front of the driveway but also there is a second driveway access to the north of the neighbouring property. Within the curtilage of the amenity land, is a:

ASBESTOS/STEEL AGRICULTURAL BUILDING 1,280 SQ Ft.



OVERAGE/UPLIFT/CLAWBACK CLAUSE

The Vendors will retain the benefit of such clause in connection with that part of the property edged blue on the plan included in these Particulars. The effect of the clause will be that if, in the future, the purchaser or their successors in Title, obtain the benefit of Planning Consent on all or any part of the blue land, then an uplift payment will be due at the rate of 35% of any uplift for a period of 25 years from the date of completion of the sale.

The trigger event will be the earlier of:-

- a) The implementation of Planning Consent
- b) The sale of the property with the benefit of any Planning Consent
- c) The sale of the property with a use or uses on the blue land which are not included within the permissible uses that do not trigger the implementation of the clause.

The excluded uses are:-

- a) The existing amenity use of the property.
- b) The private enjoyment of the property and the building in conjunction with Bridge Lodge.
- c) Any agricultural, horticultural or private equestrian use.

SERVICES

Mains water and electricity, private drainage, oil central heating.

DIRECTIONS

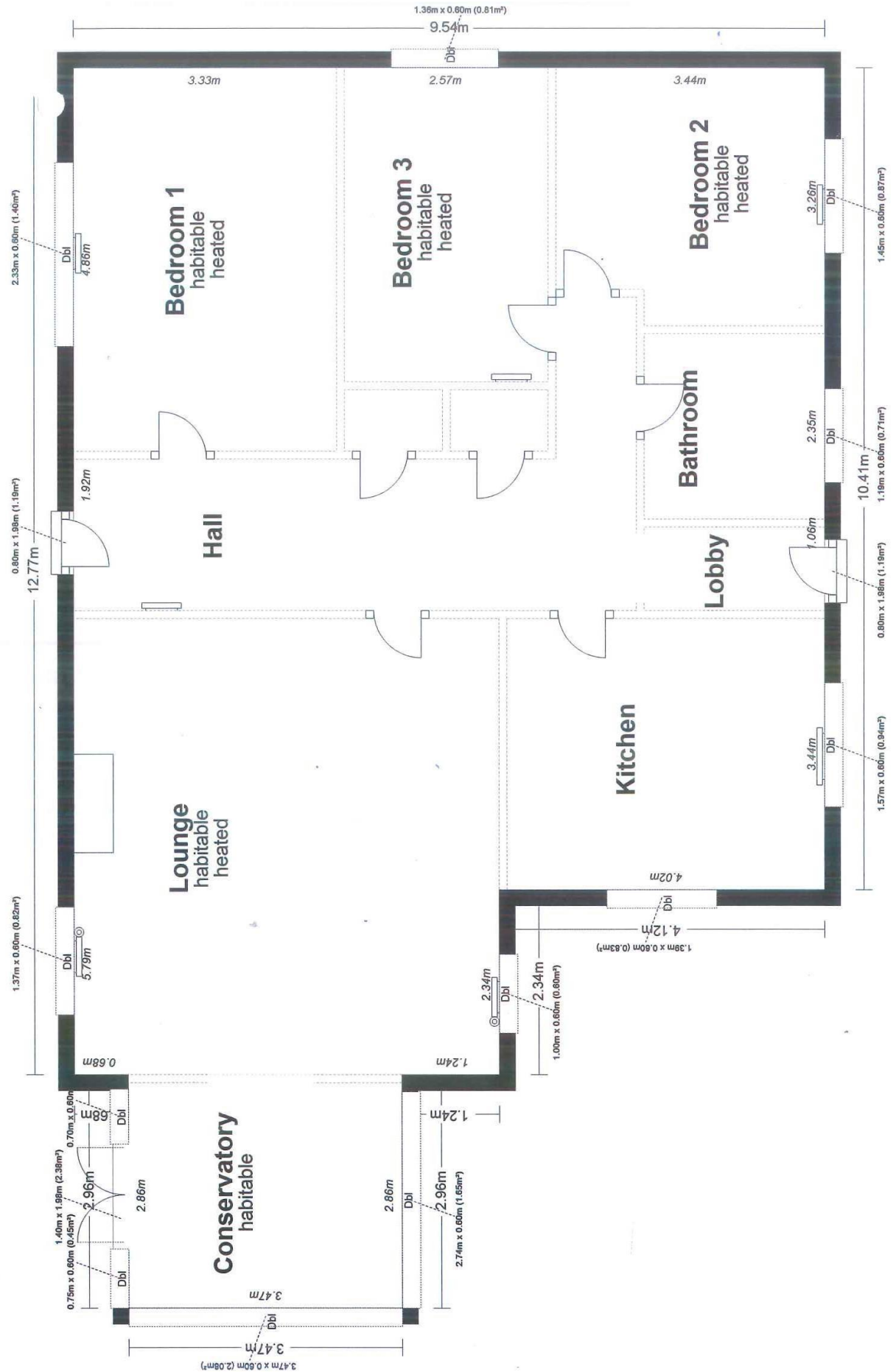
From the centre of Spalding at the High Bridge proceed in a southerly direction along the west bank of the River Welland, continue to the 'T' junction at Little London. Turn right following the Little London road down into Spalding Common and take a left turning into the South Drove cul-de-sac where upon the property will be identified on the left hand side.

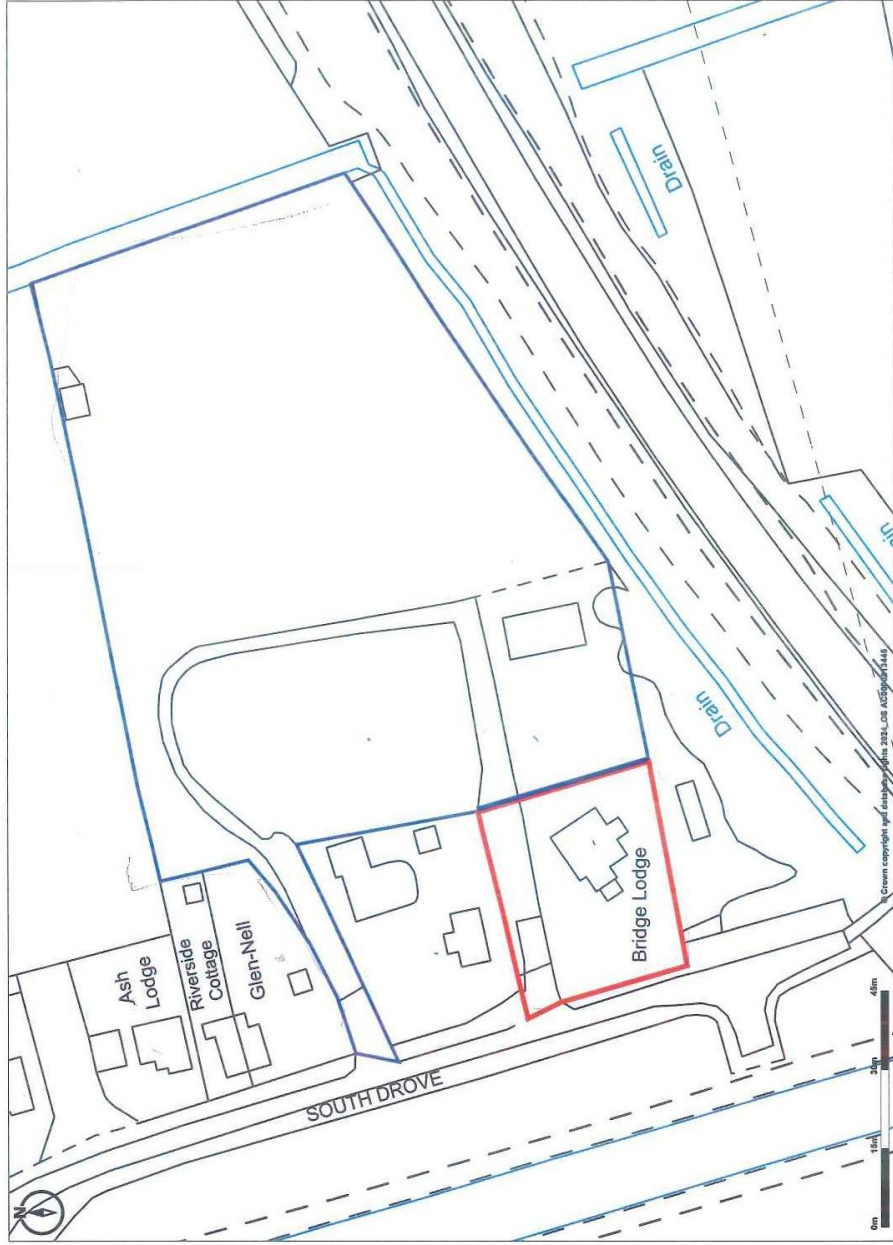
AMENITIES

The town centre is less than 2 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property also offers convenient onwards access to Market Deeping, Stamford and Peterborough.



GROUND FLOOR





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Plotted Scale - 1:1250. Paper Size - A4

Promap
LANDMARK INFORMATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 15720

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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If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

