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**199 Eaugate Road, Moulton Eaugate, Spalding, Lincolnshire PE12 0XJ**

**Guide Price £45,000 Freehold – Subject to Contract**

- Situated in a Rural Setting, approximately 1.5 miles south of Moulton Chapel
- Property requires complete renovation and is suitable for a Cash Only purchase
  - On a long and narrow roadside plot
- About 6 miles from Spalding and 13 miles from Peterborough
- Total Site Area Approximately 470m<sup>2</sup> (Subject to Survey)

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### **ACCOMMODATION**

Rear entrance door leads into :

L-Shaped area

Room off (previously a bathroom)

Sitting Room

1.76m x 2.60m (maximum)

1.72m x 1.69m (no fittings)

3.37m x 3.93m with

Front Door off and Staircase off

Leading through to :

Second Room

3.41m x 2.43m

Staircase to First Floor Area

Comprising Two Rooms

3.43m x 9.35m approximate overall measurements

### **OUTSIDE**

Restricted area mainly to the north and south with rear boundary close to the rear of all of the house as set out with a fence (erected by the South Holland Internal Drainage Board).

### **NOTE**

The land to the west of the property, located on the opposite side of the fence line, is owned and controlled by the South Holland Internal Drainage Board. Their byelaws restrict development within certain zones adjacent to their watercourses—even where these watercourses are piped, as is the case here.

### **IMPORTANT**

Any person who has a serious interest in this property and wishes to consider refurbishment must contact the South Holland Internal Drainage Board whose contact details are provided within these Sale Particulars to discuss what their plans may be for the property and whether the Internal Drainage Board will give formal consent to such plans of the exterior areas of the property.

Also, interested parties are recommended to contact the South Holland District Council regarding all Planning and Building Regulation matters concerning plans for the future use of the property.

## **PURCHASE**

In view of the condition of the property, only those parties who can demonstrate having full cash resources available independently of the sale of any other property will be considered in light of the present condition of No. 199.

**TENURE** - Freehold

**COUNCIL TAX BAND** - B

## **LOCAL AUTHORITIES**

**District & Planning:** South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE

CALL: 01775 761161

**Drainage Board:** South Holland Internal Drainage Board, Pierpoint House, 28 Horsley's Fields, Kings Lynn, PE30 5DD

CALL: 01553 819600

**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

**Electricity:** National Grid - New Supplies - Customer Application Team EMAIL: [Nged.newsupplies@nationalgrid.co.uk](mailto:Nged.newsupplies@nationalgrid.co.uk)



**SITTING ROOM**



**REAR HALLWAY**



**FORMER BATHROOM**



**FIRST FLOOR**



## SERVICES

We believe that there is an electricity connection to the property but cannot guarantee this – interested parties must make their own enquiries as to all service/utility requirements.

## PARTICULARS CONTENT / Ref: S11863/Nov 25

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.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

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 & CONTACT

R. Longstaff & Co LLP., 5 New Road, Spalding, Lincolnshire, PE11 1BS - T: 01775 766766 - E: [spalding@longstaff.com](mailto:spalding@longstaff.com) - [www.longstaff.com](http://www.longstaff.com)

**VIEWING** Strictly by prior appointment only. Telephone 01775 765536 Email [commercial@longstaff.com](mailto:commercial@longstaff.com)

**THOSE ENTERING THE PROPERTY DO SO ENTIRELY AT THEIR OWN RISK**

**PLEASE NOTE: THE VENDORS RESERVE THE OPPORTUNITY TO GO TO 'BEST AND FINAL OFFERS' WITH REGARD TO THE SALE OF THE PROPERTY SHOULD THERE BE MULTIPLE INTEREST ON A SUBJECT TO CONTRACT BASIS**

