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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Cranesgate South, Holbeach St Johns £165,000 Starting Bid - AUCTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000. A three-bedroom detached bungalow in a severe state of disrepair, set within approximately 1.5 acres (STS) in a standout position overlooking the South Holland Drain. The property has been empty for some time and will not be suitable for mortgage lending, requiring full renovation or potential redevelopment (subject to planning). The site includes overgrown grounds, paddock, wooded area and multiple outbuildings in poor condition. This is a land and location-driven opportunity.

A rare and compelling opportunity to acquire a three-bedroom detached bungalow set within approximately 1.5 acres (STS), occupying a truly special position overlooking the South Holland Drain 🌿

This is not your standard purchase — the property is in a significant state of disrepair and has been unoccupied for some time. As such, it is strictly suited to cash buyers only, offering a blank canvas for those ready to take on a full renovation or redevelopment project.

What cannot be replicated, however, is the setting, scale and potential. The plot itself is exceptional — extending to include a private paddock, wooded area, and a range of outbuildings, all now overgrown but packed with opportunity for the right buyer 🌳

🔑 Key Features

🌿 Approx. 1.5-acre plot (STS) with exceptional rural outlook - Being sold via 'Secure Sale'

💧 Direct views over the South Holland Drain — a standout position

🏠 Three-bedroom detached bungalow requiring full renovation

🚜 Multiple outbuildings, paddock & private woodland — huge potential

The Opportunity

This is a site-led purchase. The dwelling itself requires comprehensive refurbishment and will not be suitable for mortgage lending in its current condition.

However, for developers, investors or experienced buyers, this represents a prime chance to transform or potentially redevelop (subject to planning) in a location where land of this size and setting is rarely available. The existing property is a three-bed detached bungalow with kitchen diner, family bathroom, craft room and a lean-to style conservatory.

Accommodation Comprises:

Lounge – 5.09m x 3.81m

Kitchen Diner – 4.30m x 3.47m

Hallway 2.05m x 0.72m

Inner Hallway 3.58m x 1.46m

Bedroom 4.26m x 3.57m

Bedroom 3.70m x 2.90m

Bedroom 3.29m x 2.91m

Family Bathroom 3.86m x 1.87m

Craft Room 2.18m x 1.26m

Lean Too type conservatory – Not Measured.

The grounds are a substantial and versatile plot capable of being shaped into something quite special.

Outside

The site is extensive and varied, incorporating a mix of formal garden areas, paddock land and a private wooded section. A number of outbuildings are present, all requiring repair or replacement, but offering scope for future use.

The overall plot enjoys a private, semi-rural feel with uninterrupted views, making it ideal for those seeking space, privacy and a long-term project.

EPC: G.

Directions:

Leave our Church Street office travelling along Station Street, Fen Road and head out of Holbeach on the B1168 to Holbeach St Johns. Once on Jekil's Bank proceed along at the next sharp bend turn right. Take the 2nd right just before the airfield onto Cranesgate South and proceed to the very end of the road. Proceed onto the Riverbank right where the property can be located on the right. For satellite navigation the property postal code is: PE12 8RJ.

Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!

 Important Note:

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000. Buyers should be prepared for a full programme of works/re-build. It is believed that the bungalow is built of non-standard construction. The access is a single track and uneven at places. Viewing is strictly by appointment only.

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.





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