



## **10 The Crescent, Spalding, PE11 1AE**

**Guide Price £150,000**

- Three individual flats
- Great investment
- In need of renovating
- Town centre location
- Garden to rear
- Cash buyers only
- Priced to sell
- No forward chain

For sale via secure sale online bidding - terms and conditions apply.

This characterful period building, ideally located in the heart of Spalding, is now available as an excellent investment opportunity. Currently divided into three individual flats, the property offers great potential for refurbishment and long-term returns. The Crescent needs to be viewed to really see the potential, book your viewing today.

## Summary

Investment Opportunity – Period Property in the Heart of Spalding

This characterful period building, ideally located in the heart of Spalding, is now available as an excellent investment opportunity. Currently divided into three individual flats, the property offers great potential for refurbishment and long-term returns.

The ground floor flat has been stripped back, providing a blank canvas for a new owner to put their own stamp on it. With the potential for two en-suite bedrooms, a lounge, kitchen, and direct access to the rear garden, this space presents a fantastic investment prospect.

Upstairs, the property has been split into two further apartments. One is a generously sized studio flat in need of renovation, while the other is a spacious two-bedroom maisonette, also requiring refurbishment.

Situated within walking distance of Spalding town centre, this property benefits from a highly convenient location. Spalding is a historic market town in Lincolnshire, known for its beautiful riverside setting, charming Georgian architecture, and strong sense of community. The town offers a range of amenities, including shops, restaurants, and leisure facilities, as well as excellent transport links to Peterborough and beyond. Spalding's rich agricultural heritage and annual Flower Parade also make it a popular and vibrant place to live.

With strong rental demand and excellent investment potential, this property presents a fantastic opportunity for investors looking to add value in a sought-after location.

Investment Opportunity – Three Flats in Prime Town Centre Location

This exciting development offers three individual flats, all with great rental potential, making it a fantastic investment opportunity. While the property would benefit from modernisation, its central location ensures high demand from tenants.

Ground Floor – Spacious Two-Bedroom Apartment

- Flat 1: Previously a dental practice, the ground floor is being converted into a spacious two-bedroom apartment. The stud work is in place, and two en-suite bathrooms have been purchased but require fitting. The large living area leads to the garden, and there's a separate kitchen in need of updating. Additionally, the property benefits from a small cellar. Once completed, this flat will be highly desirable for renters.

First Floor – Two Well-Proportioned Flats

- Flat 2: A spacious, conventionally laid-out apartment with a large lounge leading to a kitchen. The property is slightly dated but has been successfully rented out for years. An internal staircase leads to two bedrooms and a large additional bedroom, offering plenty of space.

- Flat 3: The smallest of the three, but still well-sized, featuring a lounge/bedroom, kitchen breakfast room, bathroom, and separate toilet. This flat would benefit from a minor refurbishment but, like Flat 2, has a strong rental history.

Why Invest?

- High Rental Demand – Prime location in the town centre
- Fantastic Potential – Modernising will significantly increase rental yield
- Versatile Opportunity – Ideal for landlords, developers, or those looking for a multi-unit investment

Got the vision to unlock this property's full potential?  
Book a viewing today!

**Ground Floor Flat 1**

Entrance Hall. Bedroom 1 with En-suite. Bedroom 2 with En-suite. Lounge. Kitchen. Cloakroom. Room 2. Outdoor area.

**First Floor Flat 2**

Over 2 floors.  
Entrance Hall. Lounge. Kitchen.  
First Floor Landing. Bedroom 1. Bedroom 2. Bathroom.

**First Floor Flat 3**

Entrance Hall. Lounge/Bedroom. Kitchen Diner. Bathroom. Separate Toilet.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**Property Postcode**

For location purposes the postcode of this property is: PE11 1AE

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Verified Material Information**

Tenure: Freehold  
Council tax band: A  
Annual charge: No  
Property construction: Brick Built  
Electricity supply: Rubi Energy  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Electric Heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Public parking behind the property.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D66

**Additional Information****PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

**Auctioneers Additional Comments**

Pattinson Auction are referred to below as The Auctioneer. This auction lot is being sold under either conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between any marketing agent and The Auctioneer so that all matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid on any property marketed by The Auctioneer, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure AML procedures are carried out in accordance with the law.

**Auctioneers Additional Comments**

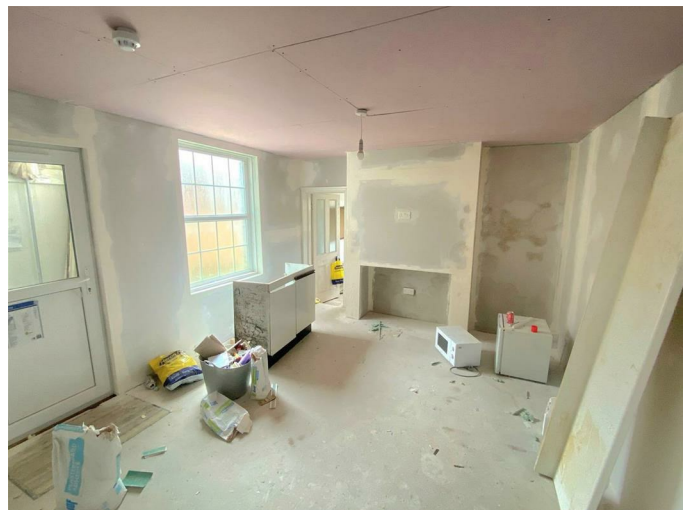
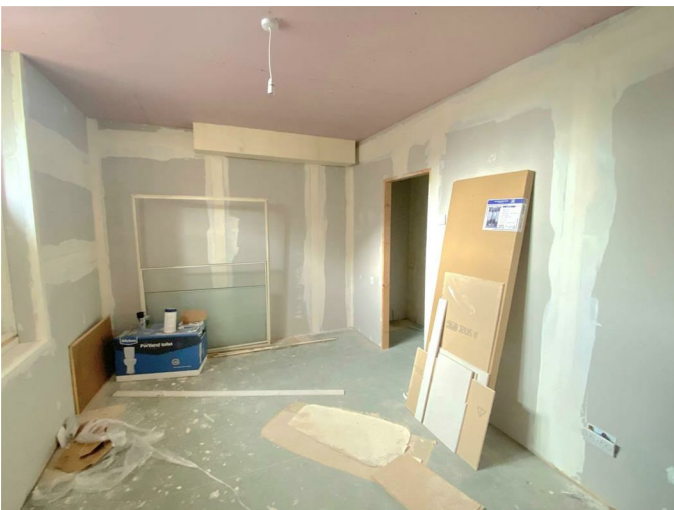
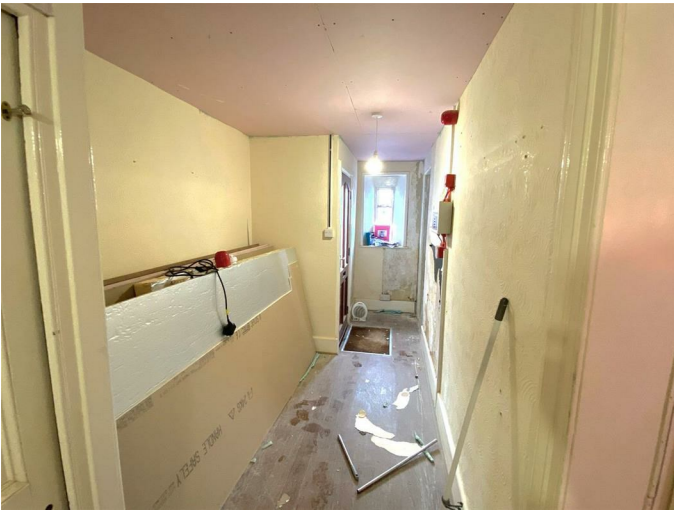
The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price, Starting Bid. These prices are subject to change. An auction can be closed at any time with

the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

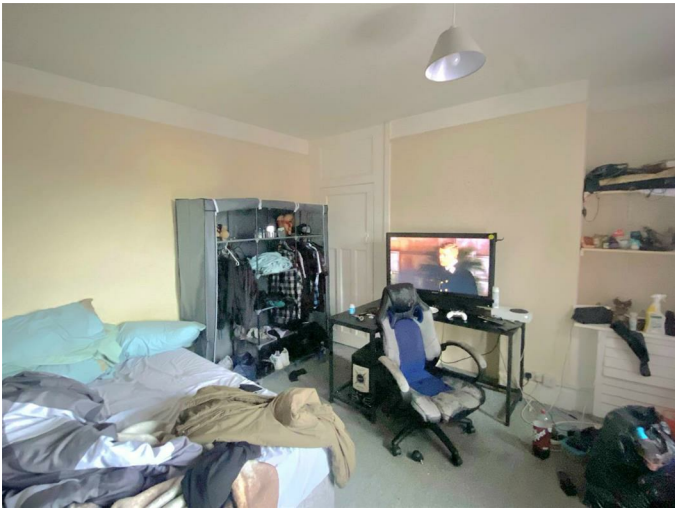
**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts, the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (Subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and the Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.









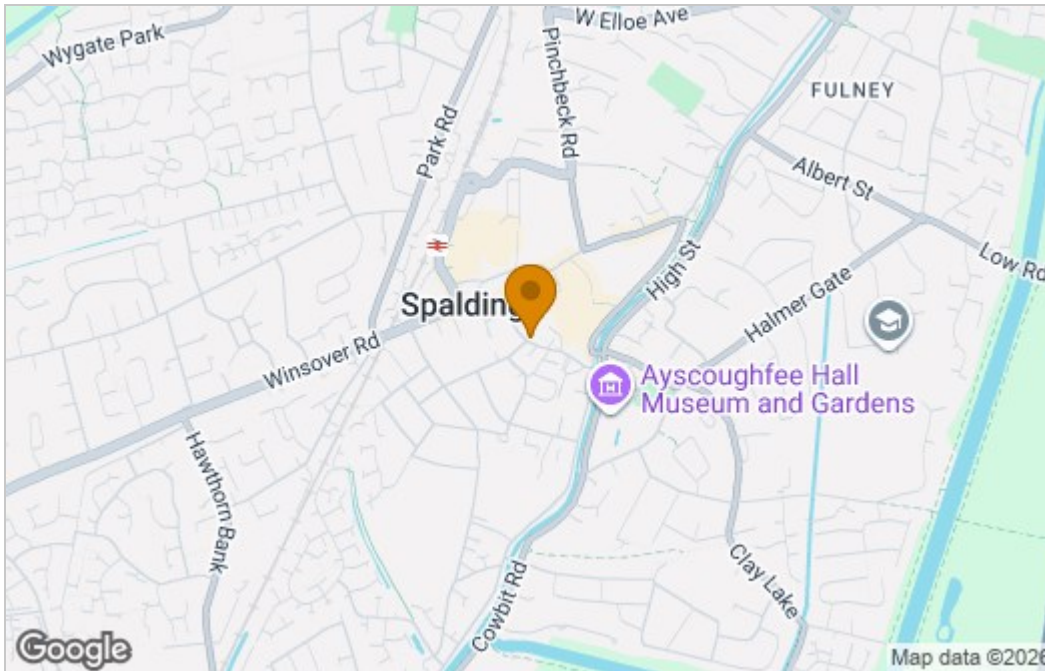
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or other omissions. They are for general guidance only and should not be used as a basis for any purchase or other financial transaction. The floorplan is not intended to be used as a basis for any purchase or other financial transaction. It is for general guidance only and should not be used as a basis for any purchase or other financial transaction. It is for general guidance only and should not be used as a basis for any purchase or other financial transaction.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or other omissions. They are for general guidance only and should not be used as a basis for any purchase or other financial transaction. The floorplan is not intended to be used as a basis for any purchase or other financial transaction. It is for general guidance only and should not be used as a basis for any purchase or other financial transaction. It is for general guidance only and should not be used as a basis for any purchase or other financial transaction.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

## Energy Efficiency Graph

