

RARE OPPORTUNITY

FOR SALE



**Park House, Burghley Lane,  
St Martins, Stamford PE9 2LT**  
801235521

**Eddisons**

# PARK HOUSE

BURGHLEY LANE, ST MARTINS, STAMFORD, LINCOLNSHIRE PE9 2LT



Agreement



Detail



Price



Size



Location



Property ID

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For Sale

Freehold

Offers in excess of  
£900,000

655 sq m (7,050 sq ft)

Stamford, PE9 2LT

801.1235521

**For Viewing & All Other Enquiries Please Contact:**



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Regional Managing Director

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Surveyor

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## Property

The property is located on the corner of Park Lane and Burghley Lane, just off High Street St Martins. The area is predominately residential and backs onto Burghley Park.

An L-shaped property with an enclosed rear courtyard. The property comprises a three storey semi-detached building with a single storey rear extension. The property contains a series of individual rooms with part of the building converted for use as a self-contained dwelling- floor plans attached. The property previously operated as a boarding house.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	257	2,766
First Floor	199	2,142
Second Floor	199	2,142
<b>Total GIA</b>	<b>655</b>	<b>7,050</b>

## Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

The property is considered suitable for a variety of alternative uses.

Further details on request from the agents.

## Rates

There are two council tax assessments for the building.

The domestic part of the building is in Council Tax Band- A

The boarding house is in Council Tax Band- F

We strongly advise interested parties to check rates with South Kesteven District Council.

## Tenure

The property is available **For Sale**.

## Price

**Offers in excess of £900,000**

## VAT

VAT will not be charged in addition to the sale price.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

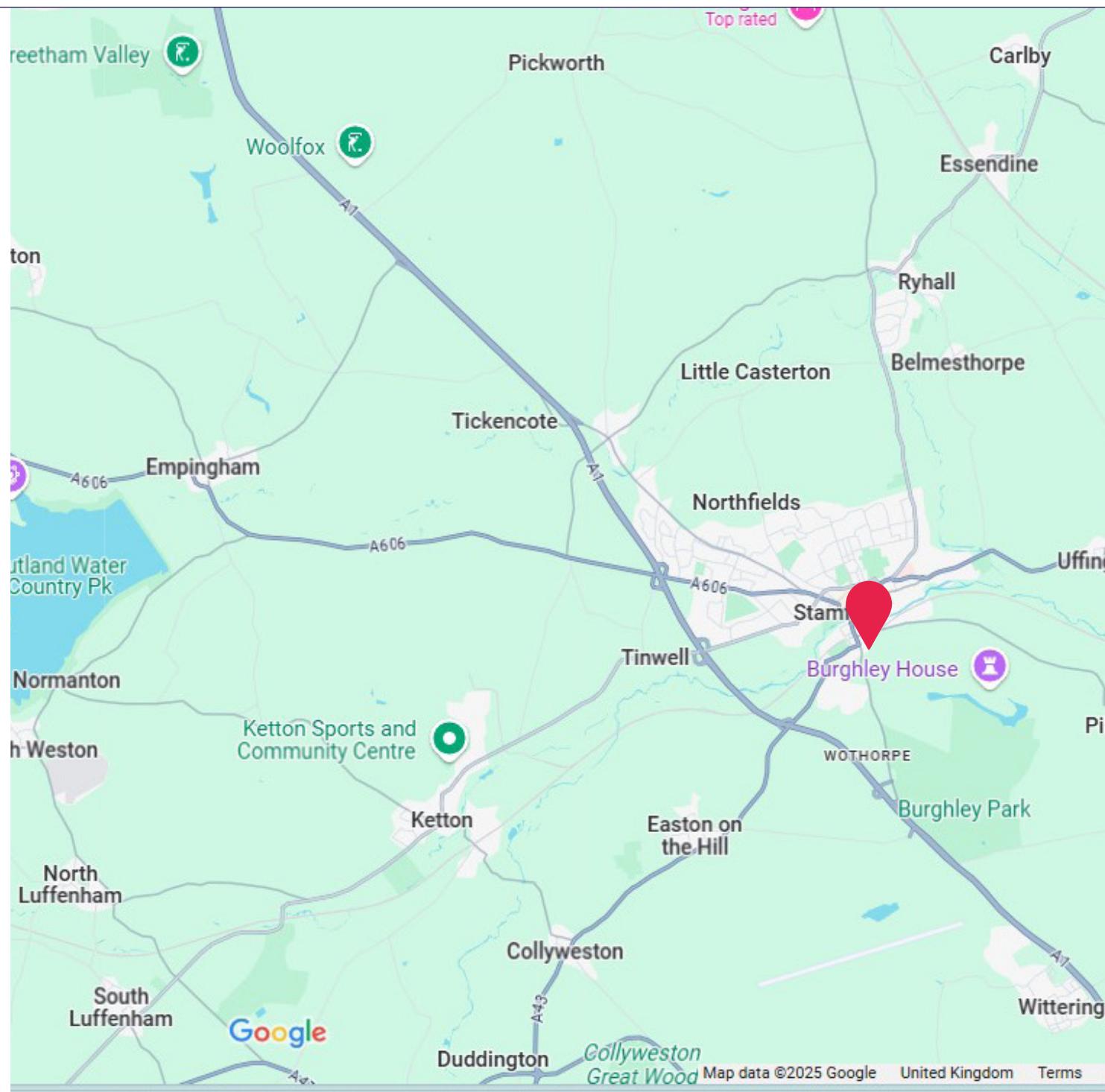
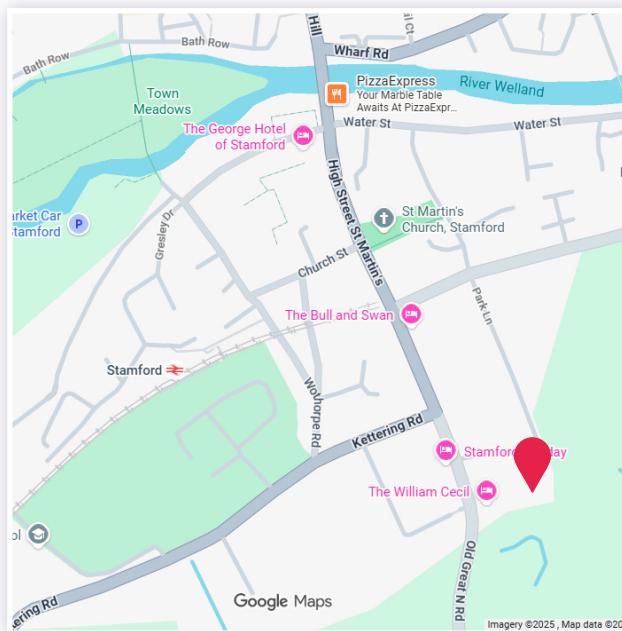
## Energy Performance Certificate

An EPC has been commissioned.

## Location

The property is located on Burghley Lane, just off High Street St Martins. The property is within walking distance to the town centre, Stamford train station and backs onto Burghley Park.

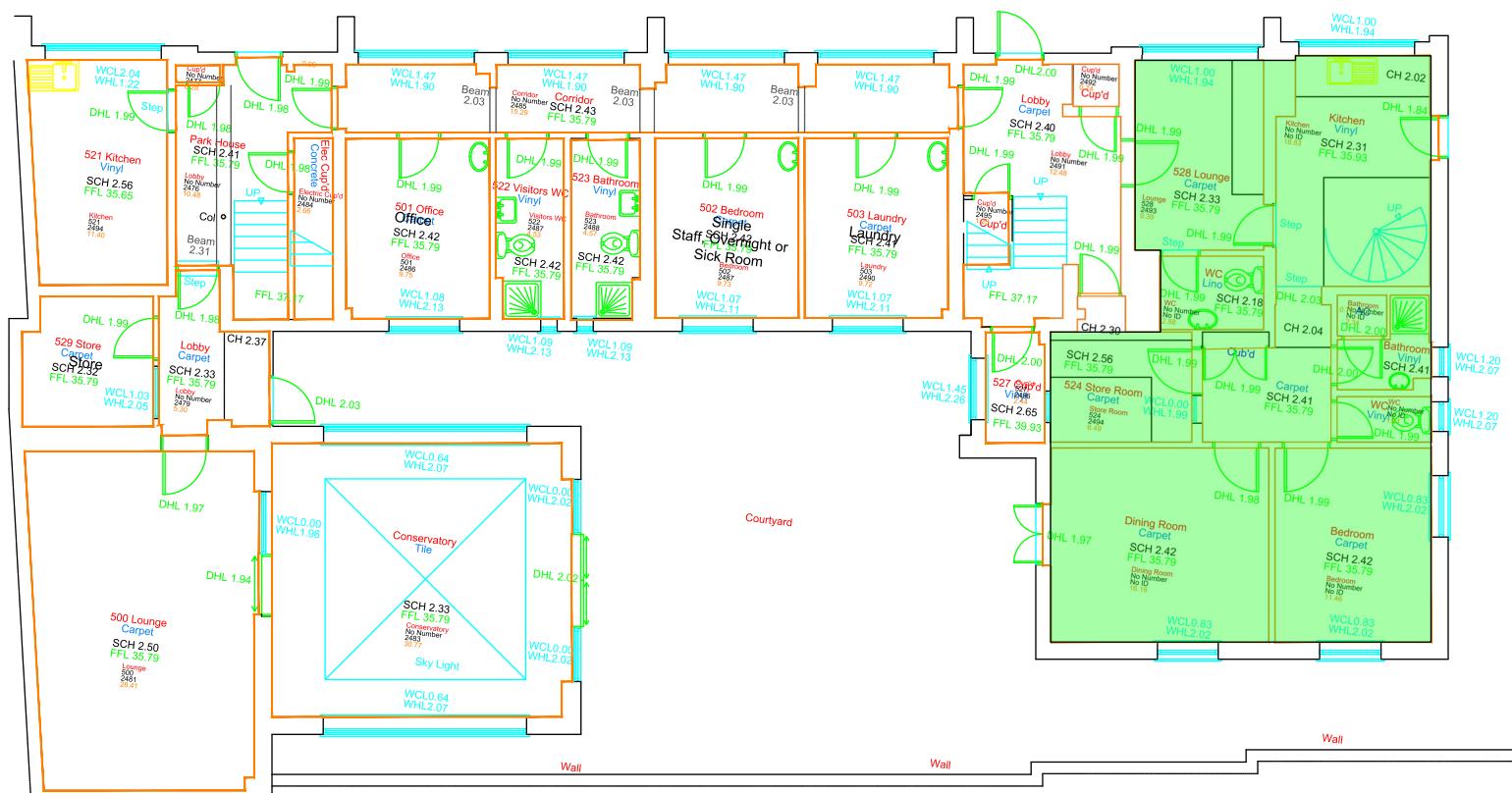
Stamford is a historic market town in South Lincolnshire, with a population of around 20,000. The town benefits from a significant catchment population and visitor numbers throughout the year. Much of the town centre has been retained with many attractive stone buildings.





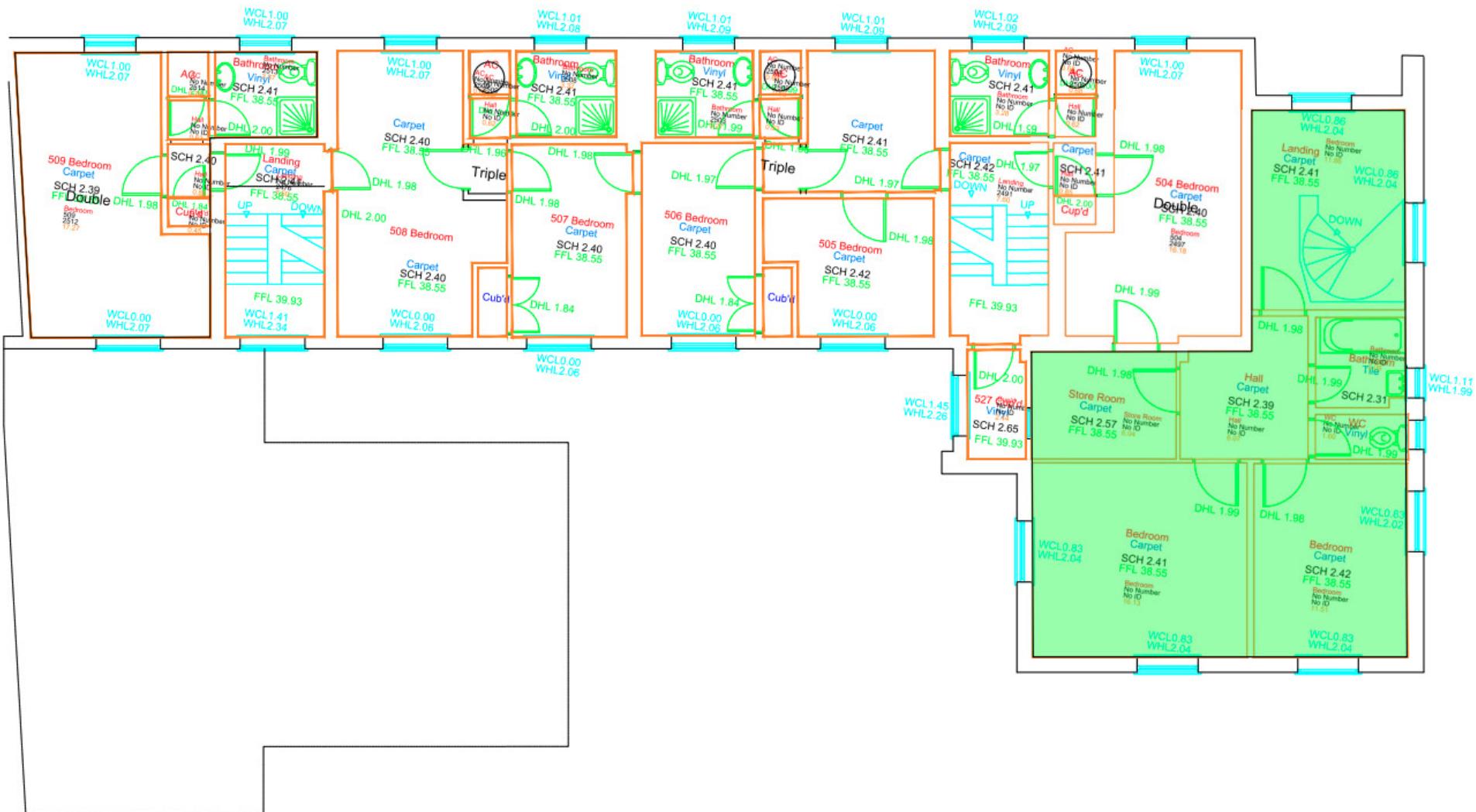


## Floor plans

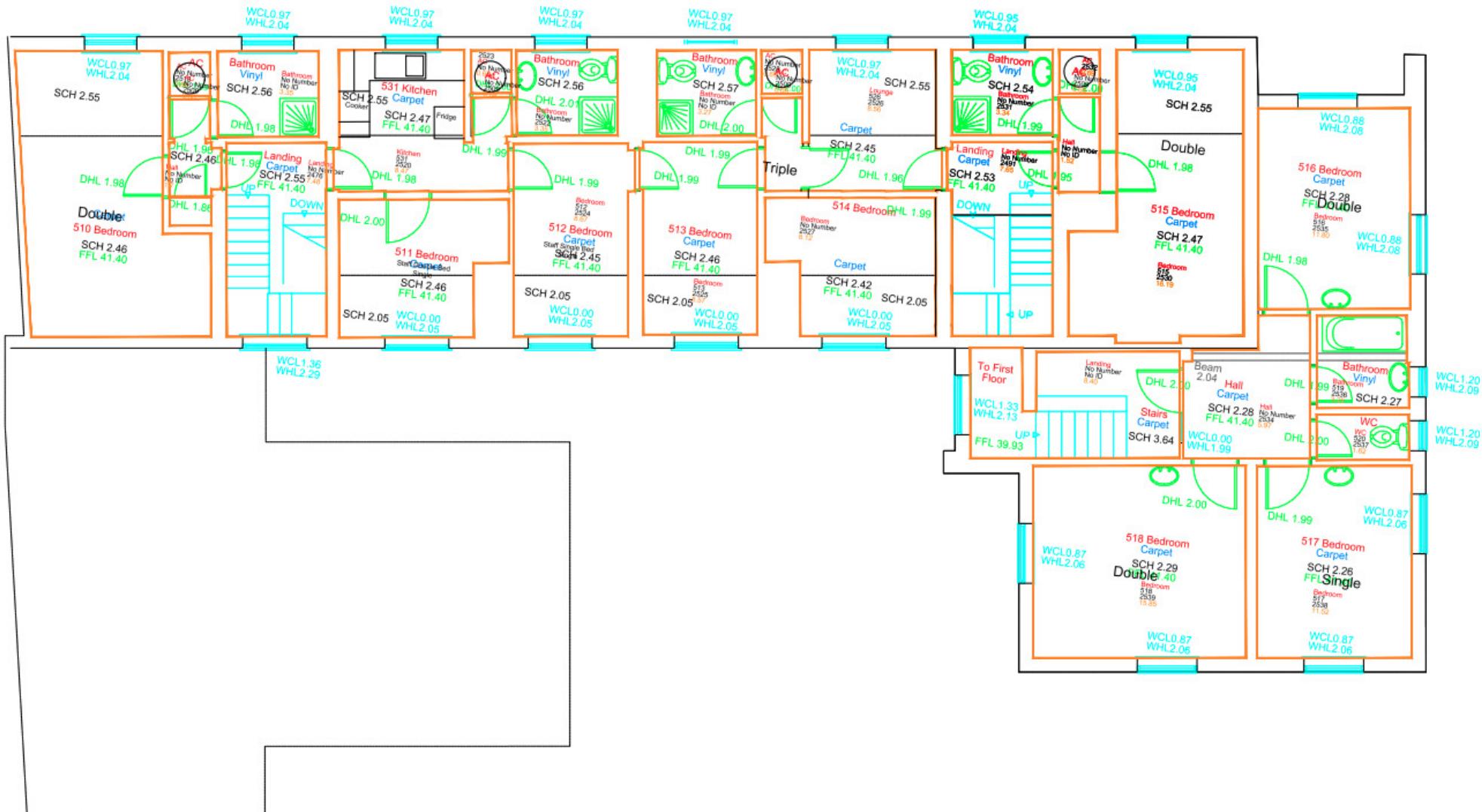


## GROUND FLOOR

NOTES			
Rev	Description	Date	Signed
<b>Revisions</b>			
<b>Project :</b> Park House			
<b>Title :</b> Ground Floor			
Drawn	Checked		
SDD			
Date	Scale		
Aug 2018	1:100	@A3	



## FIRST FLOOR



## SECOND FLOOR

