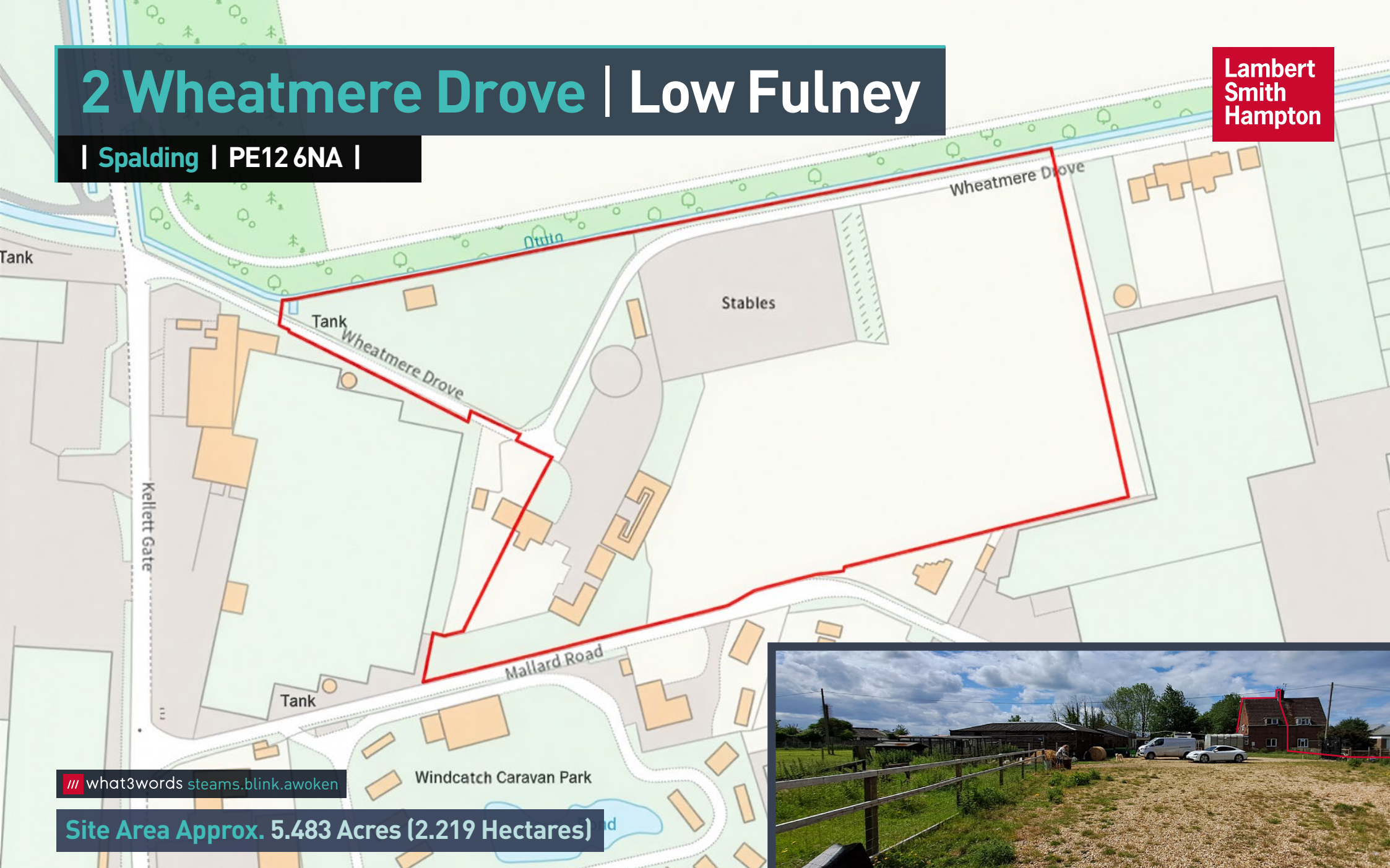


# 2 Wheatmere Drove | Low Fulney

| Spalding | PE12 6NA |

Lambert  
Smith  
Hampton



what3words steams.blink.awoken

Site Area Approx. 5.483 Acres (2.219 Hectares)

**FOR SALE** – Residential Dwelling, Stabling, Paddock And Equestrian Facility

## Description

### Residential Property

A 3 bedroom one and two storey extended semi-detached dwelling with a conservatory approached via a private track leading to a gated entrance through to a gravelled car parking area with good sized front and rear gardens mainly laid to lawn. Internally, over ground floor the property is accessed from the side off which is a utility and house bathroom leading into a living room and kitchen with a conservatory to the rear. A central staircase provides access to the first floor which provides three good sized bedrooms.

### Equestrian Facility

On approach through the main gates, comprises a concrete apron with a series of Stable Blocks with Loose Boxes, Feed Stores, Tack Rooms and Feed Barns, Round Pen and Menage. As you approach the main gates to the left-hand side is a paddock with Field Shelter and water supply.

**Barn** - with fitted kitchen, bathroom, office, and TV area, and spiral staircase up to mezzanine area over part.

**Range of Stabling** - comprising 6 loose boxes, covered storage area.

**South Range** - comprising 4 loose boxes and tack room and store/Foaling box with central passage leading to rear paddocks.

**East Range** - comprising 4 boxes plus feed store and fodder store.

**Round Pen** - approximately 200 sqm, diameter approximately 16 m.

**Menage** - extensive fenced and flood lit approximately 60 m x 40 m.

**Paddocks** - the principal area of paddocks lies to the east of the yard.



## Tenure

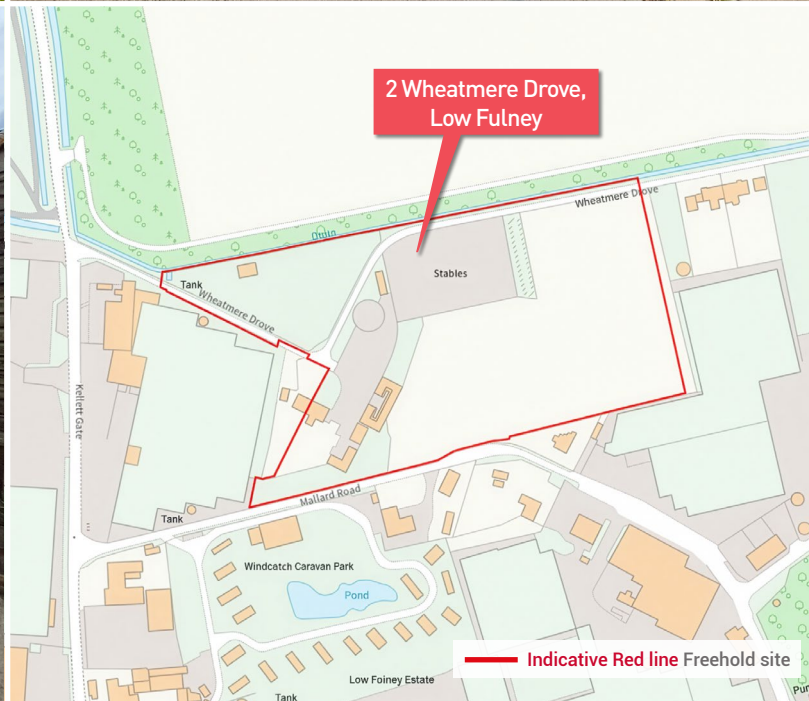
We understand the property is held **Freehold** under Title Number **LL225448**.

## EPC

The property has an EPC rating of **E-45**.

## Services

The property is served by mains electric and water supplies. There is no mains Gas. The property is served by a combined private drainage system serving several properties on the Land Settlement estate. The dwelling has an oil fired central heating installed with a boiler positioned in the conservatory with an external oil storage tank.



## Business Rates

The property has a Rateable Value of **£4,900 (Premises and Livery)**. For further information, please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## Council Tax

Band A.

## Planning

The property lies within an area administered by **South Holland District Council and Lincolnshire County Council**.

## VAT

VAT may be applicable at the prevailing rate.

## Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Site Area

The approximate Freehold site area, which has been scaled from the Ordnance Survey Plan is **5.483 Acres (2.219 Hectares)**.





## Location

The property is situated on a private track and cul-de-sac accessed off Wheatmere Drive, shared with three further houses in the semi-rural hamlet of Low Fulney, approximately 1.5 miles east of Spalding within the South Holland area of Lincolnshire Fens. The area is known as the Land Settlement. Wheatmere Drive branches off Kellet Gate, providing access to a small number of residential and agricultural properties along with connections to the nearby A16.

The A1(M) motorway, which connects London with Edinburgh, is located approximately 19 miles to the southwest of the Property. By road, the Property is located approximately 18 miles north of Peterborough, 51 miles east of Leicester, 88 miles southeast of Sheffield, 101 miles east of Birmingham and 102 miles north of London. Spalding railway station is situated approximately 1.6 miles (2.8 miles by road) to the west of the Property. From Spalding there are direct services to Peterborough (20 mins), Steaford (21 mins) and Lincoln (52 mins). East Midlands Airport is situated approximately 51 miles (64 miles by road) to the west of the Property.

## Accommodation

The residential dwelling provides the following accommodation:

Accommodation	Sq Metres	Sq Feet
Ground	72.46	780
First	35.24	379
<b>Total Gross Internal Area:</b>	<b>107.70</b>	<b>1,159</b>

## Terms

The double electric gates and various kennels and cages are to be excluded from the sale. More information is available on request.

**Seeking offers** in the region of **£395,000** for the **freehold interest**, subject to contract.

## Viewing and Further Information

For viewings and further details, please contact:

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### SALE ON BEHALF OF THE JOINT LIQUIDATORS

The property is being marketed for sale on behalf of the Joint Liquidators and there are no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### ANTI - MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

