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26 Station Road, Gedney Hill PE12 0NP

Starting Bid £295,000 Freehold

- Detached House with Former Garage/Workshop
- Planning for 2 Additional Detached Houses
- Delightful Views
- Ample Parking to the front with additional vehicle access to the rear of the property.

For Sale by Secure Online Bidding. Starting bid £295,000. Terms and Conditions apply. Interesting and exciting opportunity to purchase a detached house with adjacent former garage/workshop - planning for additional detached houses (including demolishing the workshop). Planning Reference H07-0267-25. Total site area is 0.376 acres. Oil fired central heating, private drainage, delightful open views to the front and rear. Pleasant convenient location. NO CHAIN.



THE HOUSE
A detached 3 bedroom house built in the 1950's which has been modernised and provides comfortable family accommodation.

UPVC front entrance door with leaded light glazed panel to:

RECEPTION HALL
10' 2" x 8' 4" (3.10m x 2.55m) Attractive woodgrain effect flooring, UPVC window to the side elevation, radiator, staircase off, doors arranged off to:

SITTING ROOM
13' 5" x 10' 7" (4.09m x 3.23m) Wood grain effect flooring, UPVC window to the front elevation, coved cornice, radiator, ceiling light.











DINING ROOM
13' 4" x 11' 7" (4.08m x 3.55m) UPVC patio doors to the side elevation, double radiator, coved cornice, ceiling light, door to:

REAR ENTRANCE/STORE ROOM
7' 8" x 5' 11" (2.34m x 1.82m) Half glazed UPVC external entrance door, UPVC window, radiator, ceiling light, door to:

UTILITY/CLOAKROOM
9' 5" x 4' 8" (2.89m x 1.44m) Worcester oil fired central heating boiler, two piece suite comprising low level WC and pedestal wash hand basin, plumbing and space for washing machine, further appliance space, vertical radiator/towel rail, obscure glazed UPVC window.

KITCHEN
8' 5" x 8' 3" (2.58m x 2.52m) Roll edged worktop, electric oven, LPG gas hob, base cupboards and drawers, worktops with inset single drainer stainless steel sink unit with mono block mixer tap, UPVC window to the rear elevation with tiled sill, quarry tiled floor, radiator, appliance space, understairs store cupboard/pantry.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING
Built-in shelved store cupboard, doors arranged off to:

BEDROOM 1
13' 4" x 12' 4" (4.08m x 3.77m) maximum into the UPVC window to the front elevation Fitted carpet, coved cornice, radiator, ceiling light.

BEDROOM 2
13' 3" x 11' 8" (4.05m x 3.57m) Fitted carpet, UPVC window to the rear elevation, radiator, ceiling light, coved cornice.

BEDROOM 3
9' 4" x 7' 3" (2.87m x 2.22m) Fitted carpet, UPVC window to the front elevation, coved cornice, radiator.

SHOWER ROOM
8' 0" x 8' 3" (2.46m x 2.54m) Fitted shower cabinet, pedestal wash hand basin, low level WC, half tiled walls, vertical radiator/towel rail, ceiling light, access to loft space, extractor fan, obscure glazed UPVC window.









EXTERIOR

The house itself has ample off-road parking to the gravelled frontage and has an established rear garden with patio, gravelled area, lawn, stocked borders, 2 apple trees and oil tank.

BUILDING PLOT NO. 1

To the left hand side (south) of the property as viewed from the road is a building plot. The plot has Outline Planning Permission for a detached property.

To the right-hand side (north) is the:-

FORMER GARAGE PREMISES

Comprising a:

DETACHED BRICK WORKSHOP

Approximately 14m width x 8m depth with twin roller doors, rear and side windows, concrete floor, power and lighting. 3 Phase electricity connected.

There is a further garden area behind the workshop and this would constitute the:

SECOND BUILDING PLOT

Subject to demolition of the workshop.

SERVICES

Mains water and electricity. Oil central heating. Private drainage (we understand the private drainage system is currently located within the first building plot - to the south side of the property) and the prospective buyers will be responsible for supplying necessary services to the existing house and the 2 plots in accordance with the planning conditions.

GENERAL INFORMATION

Situated on the southern outskirts of the popular village of Gedney Hill, the property comprises a detached house with former village garage, workshop premises and is sold with the benefit of the current Planning Consent (as noted on page 1). A site plan is included within the particulars giving prospective buyers an indication as to the potential on offer - ideal for a developer/multi generational family/potential business use subject to planning consent.







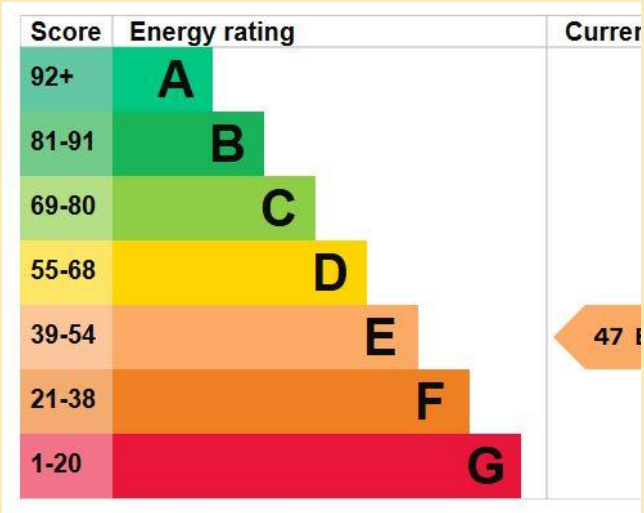


DIRECTIONS

From Spalding proceed in a southerly direction along the A16 for around 8 miles to Crowland, take a left hand turning and proceed along Hulls Drove, through Shepeau Stow on to Holbeach Drove leaving the main road away to the right, continue to Gedney Hill, past the shop and the property is situated on the right hand side along Station Road.

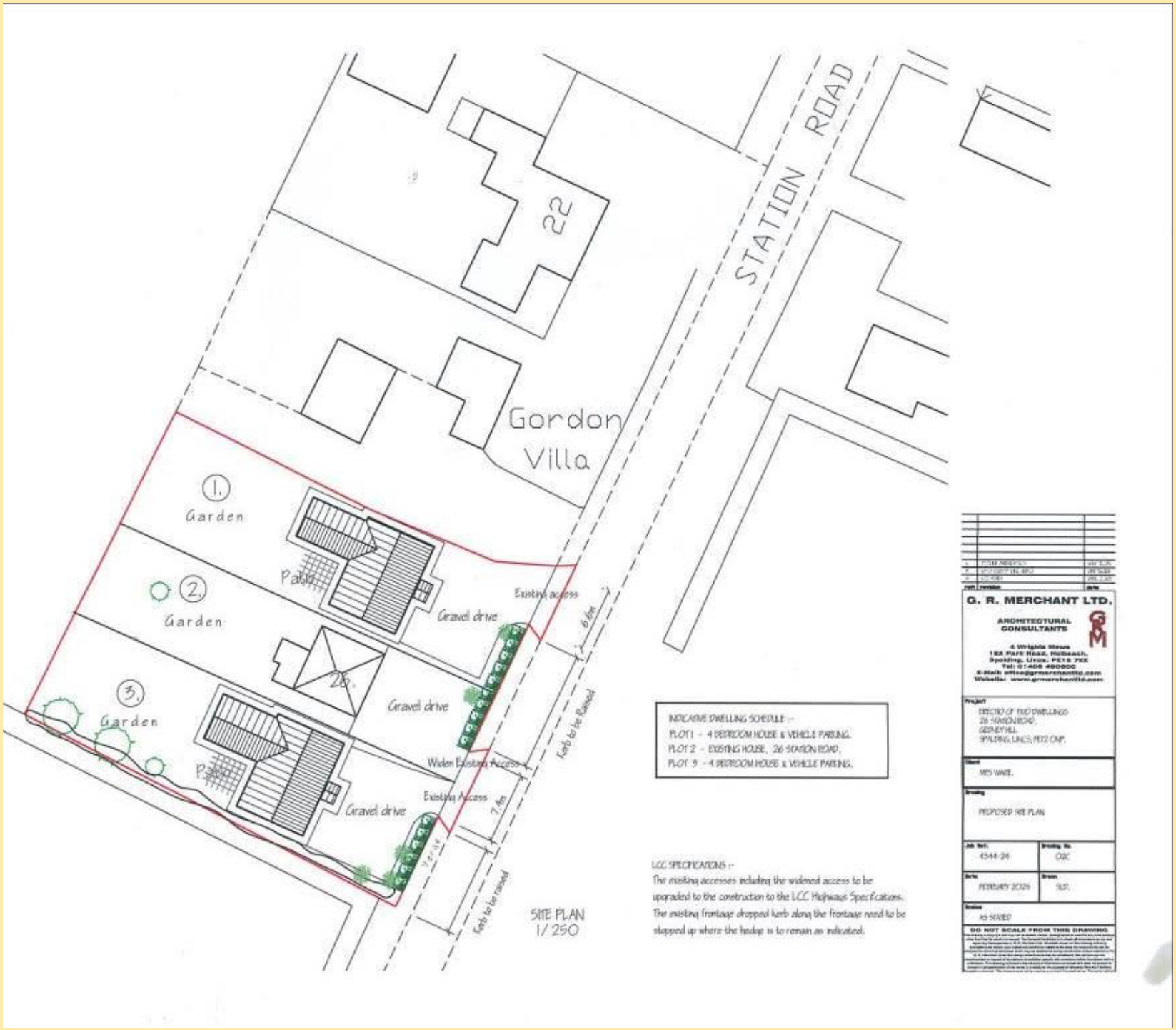
AMENITIES

Golf Course with Hunters Bar and Restaurant, fishing lakes, Morrisons local village shop, primary school all within Gedney Hill. Local nursery, Country Kids, Holbeach Drove, catering for kids 12 weeks to 5 years old, 3 minutes drive away. The historic towns of Spalding, Holbeach and Wisbech and the city of Peterborough are easily accessible by road. Peterborough being 30 minutes away, then 50 minutes by train to London, Kings Cross. Access to the East Coast Main line and wider rail network.




GEDNEY HILL
GARAGE SERVICES




STATION ROAD
22
Gordon Villa
1.
Garden
2.
Garden
3.
Garden
Patio
Patio
Gravel drive
Gravel drive
Gravel drive
Existing access
6.0m
26
Widen Existing Access
Existing Access
7.4m
Kerb to be Raised
Kerb to be raised
SITE PLAN
1/250
INDICATIVE DWELLING SCHEDULE :-
PLOT 1 - 4 BEDROOM HOUSE & VEHICLE PARKING.
PLOT 2 - EXISTING HOUSE, 26 STATION ROAD.
PLOT 3 - 4 BEDROOM HOUSE & VEHICLE PARKING.
LCC SPECIFICATIONS :-
The existing accesses including the widened access to be upgraded to the construction to the LCC Highways Specifications. The existing frontage dropped kerb along the frontage need to be stopped up where the hedge is to remain as indicated.
G. R. MERCHANT LTD.
ARCHITECTURAL CONSULTANTS
4 Wrights Mews
188 Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
E-Mail: office@grmerchantltd.com
Website: www.grmerchantltd.com
Project
ERECTION OF TWO DWELLINGS
26 STATION ROAD,
GEDNEY HILL,
SPALDING, LINCS, PE12 0NP.
Client
MRS WARE.
Drawing
PROPOSED SITE PLAN
Job Ref.
4544-24
Drawing No.
02C
Date
FEBRUARY 2024
Drawn
NJT.
Scales
AS SHOWN
DO NOT SCALE FROM THIS DRAWING

TENURE Freehold **COUNCIL TAX BAND** C

LOCAL AUTHORITIES
South Holland District Council 01775 761161 Anglian Water Services Ltd. 0800 919155 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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
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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.

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 of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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