SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H16-0178-15 **Received:** 26th February 2015 **Type:** S73A CONTINUATION

Name: Mr J Stock
1 Elm Lane (Formerly Dalrhua)
Fulney
Spalding
Lincolnshire
PE12 6EQ

Agent: Acorus
The Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA

Description: Retention of dwelling without complying with agricultural habitation clause (Condition 1 of SU214-66)

Location : 1 Elm Lane (formerly Dalrhua) Fulney
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

Note(s):

The determined details are:
Location plan;
Report prepared by Acorus Rural Property Services (dated February 2015) and accompanying appendices.

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Paul Jackson
Planning Manager

5th May 2015 **H16-0178-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

Upliff Clause
The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

Services (not tested)
The property is provided with mains water and electric. Drainage is via septic tank. Central heating is provided by Oil.

Local Authority
South Holland District Council
Council Offices
Priory Road, Spalding
Lincolnshire, PE11 2XE
T: 01775 761161

Directions
Turn off of the A16 onto Cross Gate Lane which leads to Pilmore Lane. After a right hand turn onto Elm Lane the property can be found approximately 200m on the left hand side.

Viewing
Strictly by appointment with the selling agent Acorus.

IMPORTANT NOTICE Acorus Rural Property Services Ltd for themselves and for the Landlord of this property whose agents they are, give notice that:- 1. The particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in employment of Acorus Rural Property Services Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors. 4. No responsibility can be accepted for any expenses incurred by an intending tenant in inspecting any property which has been let or withdrawn. 5. The property is sold subject to and with the benefit of rights including quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. **PROPERTY MISDESCRIPTIONS ACT** 1. All measurements are approximate. 2. While we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you please contact Acorus Rural Property Services Ltd who will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 3. Acorus Rural Property Services Ltd has not undertaken any tests of the services or appliances present at the property beyond statutory obligations and prospective tenants should carry out their own investigations in this regard. 4. All plans and photographs within these particulars are provided for a general guide and identification purposes only. Any items of plant, machinery fixtures and fittings shown may not necessarily be included in the sale.

ABOUT ACORUS

Acorus Rural Property Services operate nationwide from various strategically located offices. Our professionally qualified staff include Chartered Surveyors, Building Consultants, Town Planners and Valuers. We are able to advise you on a range of property matters with flexible fee arrangements.

We specialise in:-
- Property Sales
- Planning Applications
- Appeals
- Building Design
- Building Regulation Approval
- Local Plan Representation
- Diversification and Grants

For all types of rural property.

So if you are thinking about new build, conversions or just want advice on how to maximise the value of your property assets contact Acorus Rural Property Services.

ACORUS RURAL PROPERTY SERVICES LTD.

THE RURAL PROPERTY SPECIALISTS

ACORUS RURAL PROPERTY SERVICES LTD.
THE RURAL PROPERTY SPECIALISTS

1 Elm Lane
Fulney
Spalding
Lincolnshire
PE12 6EQ

A detached four bedroom house set in a rural position with garden to all sides.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further information)

FOR SALE BY PRIVATE TREATY
FREEHOLD
VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £165,000

Ref: C308

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

THE PROPERTY, ACCOMMODATION AND SERVICES

Introduction
This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

Situation/Location
The property is situated in a rural location surrounded by farmland.

Description
A detached four bedroom house built in the 1960's set in a rural position with garden to all sides, benefitting from a recent extension built four years ago and large double garage.

Accommodation
The accommodation comprises:-

GROUND FLOOR

Hallway
Leading to Kitchen with stairs to first floor and doors to Front Room and Lounge.

Kitchen 3.5m x 2.7m
With wall and floor units overlooking garden to rear of the property.

Dining Room
Off Kitchen measuring 2.9m x 3m.

Utility room
Off Kitchen measuring 2.9m x 3m with a separate WC.

Front Room
Linked to Dining Room via an open archway measuring 2.65m x 3.8m.

Lounge
Measuring 5.16m x 4.1m with a fireplace and large bay window.

FIRST FLOOR
Landing area with two airing cupboards and a loft hatch.

Bedroom 1
Master Bedroom with en-suite shower room and dressing area.
Bedroom measures 5.13m x 4.29m.
Dressing Area measures 2.25m x 2.17m.
Shower room with large shower, WC and basin; 1.67m x 2.17m.

Bathroom 1.6m x 2.07m
WC, wash hand basin, bath with shower over.

Bedroom 2
To the rear of the property measuring 3.5m x 3.7m.

Bedroom 3
To the front of the property measuring 3.6m x 3.4m.

Bedroom 4/Office
Bedroom currently used an office measuring 2.74m x 2.25m.

Outside
Large garage with loft area.
Large Driveway.
Garden to the front and rear of the property.

Agricultural Occupancy Condition
The wording of the condition states:-
'The occupation of the house shall be limited to persons employed, or last employed, locally in agriculture or to their dependents.'

Note
This property suffers from some subsidence damage. Please contact Acorus to obtain further details.







