Elizabeth Allen
Land Agents Limited



FOR SALE – Woad House, Common Road, Moulton Seas End, Spalding, Lincolnshire, PE12 6LF
GUIDE PRICE - £285,000

- Attractive Three Bedroom Detached House
- Large Garden
- Garage and Parking
- Fully Refurbished approximately five years ago
- Agricultural Occupancy Condition (please refer to this section in the sales particulars for more information)
- EPC Rating E
- Photographs taken March 2023

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 firms employment has the authority to make or give any representation or warranty in respect of the property. Sales Particulars written January 2025. Photographs taken March 2023

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Location
Woad House is situated approximately one mile north of the village of Moulton Seas End and approximately four miles west of the market town of Holbeach. The larger market towns of Spalding and Boston as situated, approximately seven miles and twelve miles away, respectively.
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The postcode for the property is PE12 6LF.

Description
Woad House is an attractive detached two storey property, with oil central heating and uPVC double glazing throughout. The property was fully refurbished approximately five years ago and the dècor is light grey with white woodwork. Accommodation comprises:

On the Ground Floor:
Entrance Porch – 2.40m x 1.06m
Hallway with understairs cupboard, cream tiled floors and light grey walls, Door to Living Room and Kitchen:
Living Room – 4.84m x 3.70m, wooden floor and cream walls, archway to:
Dining Room – 3.51m x 3.02m, wooden floor and cream walls, Door to:
Kitchen – 3.77m x 3.48m, range of wall and base units, sink and drainer, integrated hob, oven and extractor fan, space for under counter fridge and stand alone fridge freezer, cream tiled floor and light grey walls, Doors to Pantry and Utility Room:
Pantry 1.46m x 1.12m:
Utility Room, range of wall and base units, sink and drainer, storage cupboard, Doors to garage and rear garden:
Cloakroom wash hand basin and WC.
Stairs leading to first floor:

Landing and stairs are carpeted with dark grey carpet with doors to:
Bedroom - 3.54m x 3.93m
Bedroom - 3.71m x 3.70m
Bedroom - 3.17m (max) 3.10m (min) x 2.73m (max)
All Bedrooms have grey linoleum flooring, light grey walls and white woodwork.
Double Shower room 2.87m x 1.68m, wash hand basin and unit, heated towel rail and WC

Outside:
Driveway to Double garage with electric up and over door. The garden is mainly laid to lawn and surrounds the property.

Agricultural Occupancy Condition
The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(l) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

Uplift 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
Mains water and electricity are connected to the property, heating is via an oil fired system.

Exchange and Completion
Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Easements, Rights of Way and Wayleaves
The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

VAT
VAT is not payable.

Boundaries
The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Selling Agent will be responsible for defining either the boundaries or their ownership.

Viewing
Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

Sellers' Agent
Michelle Byrne Tel: 07852 282716 Email: michelle@ealandagents.co.uk
Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

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