

**STATEMENT OF SUPPORTING INFORMATION IN
CONNECTION WITH THE REMOVAL OF A CONDITION
FOLLOWING ORIGINAL GRANT OF PLANNING CONSENT
WITH RESTRICTION UPON OCCUPATION IN
CONNECTION WITH AGRICULTURE**

FOR

**2 DARLEY'S BUNGALOW
MILL GREEN
PINCHBECK
PE11 3PU**

Submitted by: Messrs R Longstaff & Co.
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1. GENERAL BACKGROUND:

2 Darley's Bungalow comprises a rurally located 3 bedroom semi-detached bungalow. It is located off Mill Green Road which is approximately 1 mile south of Pinchbeck and 2.5 miles north west of Spalding, the location of which is shown on the plan attached (Appendix A). The bungalow is situated on the farmstead, then owned and farmed by G Darley & Sons Limited.

We are informed that the house was built circa 1966 with consent being granted by the then Holland County Council under a full planning reference SR88/66 for a pair of semi-detached bungalows off Mill Green. Such consent was granted on 5th May 1966. A copy of the consent is attached hereto (Appendix B).

The planning permission contained an agricultural occupation condition stating:

'The occupation of the bungalow shall be limited to persons employed, or last employed, locally in agriculture or to their dependants.'

The reason given in the consent for that condition was:

'These buildings are sited in an area in which buildings, other than those connected with an agricultural need, would not be permitted.'

2 Darley's Bungalow was built by the farm owners G Darley & Sons Limited in combination with the other half of the semi-detached building (being number 1 Darley's Bungalow) to provide accommodation to agricultural workers employed on the circa 400 acre farm, employing with as many as 13 full time employees plus part time and seasonal labour in addition. When 1 and number 2 Darley's Bungalows were built there was a high requirement for agricultural labour on the holding and a requirement to provide accommodation for certain staff members.

It should be noted that number 1 and number 2 Darley's Bungalow were constructed as replacement dwellings for a pair of cottages which were sighted immediately to the north of the current semi-detached bungalows as the cottages were becoming dilapidated and unfit for habitation. The location of the former cottages which were replaced by number 1 and 2 Darley's Bungalow are shown edged red on the 1905 Ordnance Survey Plan (Appendix C). It should further be noted and considered that the original cottages which were demolished would not have been encumbered by Agricultural Occupation Conditions.

Due to the change in the agricultural industry as a result of reducing commodity prices and increasing costs resulting in inevitable potential financial losses in what was known as the 'agricultural recession' of the early 2000's G Darley & Sons changed their farming system in 2000 going from a self-equipped farm for both machinery and labour to selling all their machinery and employing a farm contractor, therefore using the contractors own machinery and labour enabling them to dispense with their own. This allowed G Darley and Sons to substantially lower their own costs in both machinery ownership costs and labour costs and therefore financial risk as any work instructed was on a pre agreed price with the contractor using their own labour and machinery which also meant that there was no labour employed on the farm at all by G Darley & Sons Limited.

This then negated the need for agricultural accommodation, with 1 Darley's Bungalow being sold to a former employee and 2 Darley's Bungalow being kept for a period before coming vacant. In 2008 the farm land and agricultural farm buildings were sold by G Darley & Sons Limited, however 2 Darley's Bungalow was not required by the purchaser of the farmland and farmyard and accordingly it was retained by the vendor, albeit rendered of no use to the agricultural holding as there was still no labour to be employed on the holdings as contract farming continued, or as demonstrated below to the wider agriculture to house an agricultural worker in the locality due to circumstances of change in the farming industry and agricultural economics meaning very few people are required to be employed in agriculture.

The agricultural industry has undergone monumental change in the last 20-30 years whereby farms of the size that the bungalow originally belonged would once have employed multiple agricultural workers, requiring accommodation, now, sadly due to the progressions in agriculture, farm labour of the quantities once required is no longer needed.

As part of the agricultural 'reform', growers have adopted technology and employed the use of larger machinery with greater output to lower overheads by dispensing with labour workforce. Whether this is by purchasing the larger machinery themselves on larger units, or smaller farms cooperating in a machinery pool with neighbours, or using another farmer's machinery by way of employing them as a contractor as G Darley & Sons Limited did. This in turn, has resulted in far fewer people working in agriculture and therefore requiring residential accommodation. Therefore, there are few people in society being able to comply with an Agricultural Occupation Condition.

2. DETAILS OF MARKETING

2 Darley's Bungalow has been marketed primarily through R Longstaff and Co's residential department and also has received marketing input through R Longstaff & Co's specialist agricultural department (due to the presence of the Agricultural Occupation Condition) to try and give the property maximum exposure to attract a sale.

The property was placed on the market on the 5th June 2018 to present and had been promoted by advertising both locally, nationally and internationally as follows:-

- a) In our office windows on a rotational basis
- b) With a 'For Sale' Board at the premises
- c) In the Lincolnshire Free Press periodically
- d) On the Rightmove Website
- e) On The Market Website
- f) On the Longstaff Mayfair Office affiliated website
- g) Guild/Property Logic website
- h) R Longstaff and Co website

A schedule of advertising carried out during the period is attached to this Report (Appendix D). In addition, a copy of the advertisements placed is also enclosed (Appendix E).

Throughout the period of marketing, the property was available 24/7 on the above websites. A schedule of the number of times it was viewed online is attached (Appendix F).

3. ENQUIRIES RECEIVED

A number of enquiries were received during the marketing period, with one leading to a sale being agreed. An offer was accepted on 31st October 2018 in the sum of £117,500 which whilst an even greater reduction on the already reduced price (as detailed below) to reflect the presence of the Agricultural Occupation Condition, demonstrates that the sellers were genuine in wanting to effect a sale. However, the offeror withdrew their interest as they were buying it for a member of their family to reside who, they informed us complied to the Agricultural Occupation Condition, but upon being informed and advised by their Solicitor that the proposed occupants do not qualify for the Agricultural Occupation Condition withdrew from the sale on the 31st January 2019. It will be noted that the Schedule of Advertising at Appendix D and Appendix E, does not include paper advertising for the months of November, December and January and this is the reason why as the property at that point was sold subject to contract.

In summary, whilst multiple enquiries were made most notably 191,333 Rightmove views and 28,615 On The Market, (at the time of collating data for this report) creating 21 enquiries to the agent, 6 of which lead to booking viewings of which 5 converted to viewings, outside of the offer mentioned above, the applicants and viewers did not proceed their interest any further only due to not being able to comply to the Agricultural Occupation Condition.

Out of all 21 enquiries, in each and every situation, interest in the property was halted or did not proceed due to the presence of the Agricultural Occupation Condition.

4. SALES PARTICULARS

A copy of the printed Sales Particulars issued during the period of marketing are attached (Appendix I). The property is marketed at a guide price of £124,950 which we consider to be a correct guide price, being a price which was reduced from an unrestricted value by in excess of 30% to reflect the presence of the Agricultural Occupation Condition being in excess of the suggested and accepted percentage reduction of 25-30%, which is ratified by the large number of enquiries and viewings which the property received. The guide price of £124,950 was also set as it falls below the threshold at which Stamp Duty becomes payable and it was hoped that this would be an added incentive to induce a sale.

5. CONCLUSION

Due to the farm land and buildings having been sold and now being farmed as part of a bigger unit using existing labour and machinery from the new unit there is no longer a need for labour on the farm and therefore also no requirement for the bungalow on the farm to house an agricultural worker.

Due to the economics gained and advances in technology of the modern agricultural industry, collaboration between farmers in sharing machinery and the increased use of contract farmers meaning that the requirement for labour on farms is vastly decreasing, thus vastly less people are working in the agricultural industry at present than there were say 10-20 years ago, let alone when Planning Permission for 2 Darley's Bungalow was given when agriculture was a large employer of labour in the locality. Therefore the presence of properties subject to Agricultural Occupation Conditions are reducing in their need for the housing of people employed in agriculture in the locality. As such, this is leaving properties such as 2 Darley's Bungalow surplus to requirements and the presence of any Agricultural Occupation Condition is creating a situation whereby there are more properties available which have to be occupied by a party which complies to an Agricultural Occupation Condition and fewer number of parties available to reside in them.

Despite extensive marketing, locally, nationally and internationally, at a price heavily discounted to reflect the presence of the Agricultural Occupation Condition, significant exposure and numerous enquiries (particularly through the Rightmove website), no interest was forthcoming from a party who could actually proceed to purchase the property and comply with the Agricultural Occupation Condition, despite a sale being agreed which subsequently the purchasers withdrew from due to also not being able to comply to the Agricultural Occupation Condition. This was despite 12 months of marketing up to the date of production of this report.

Having regard to the above and appendices, we would respectfully request that the South Holland District Council remove the Agricultural Occupation Condition from the Planning Consent for 2 Darley's Bungalow

Signe

Richard A Start MSc BSc (Hons) Agric, MRICS, FAAV
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Lincolnshire
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Email: richardstart@longstaff.com

Dated this 26th July 2019

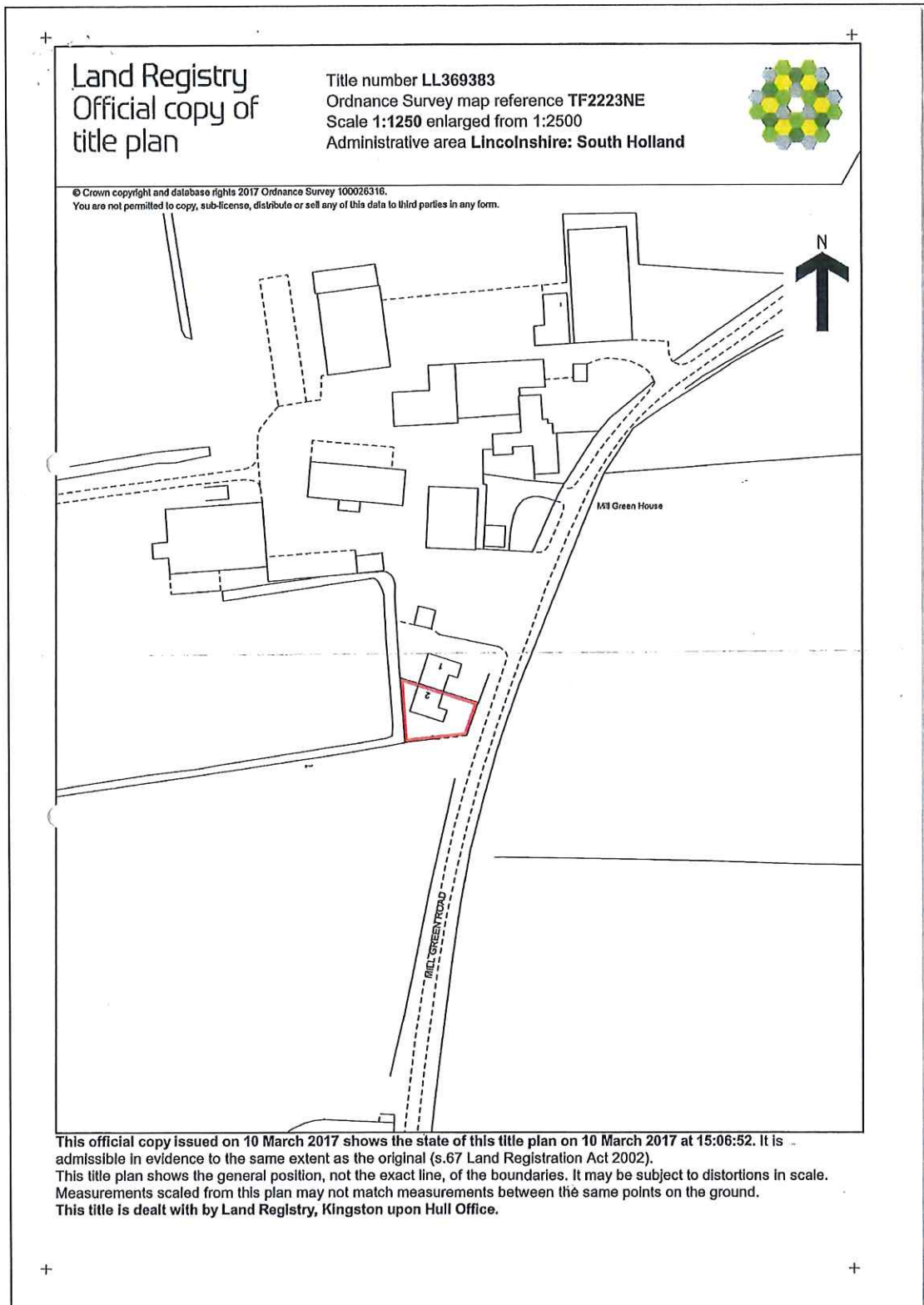
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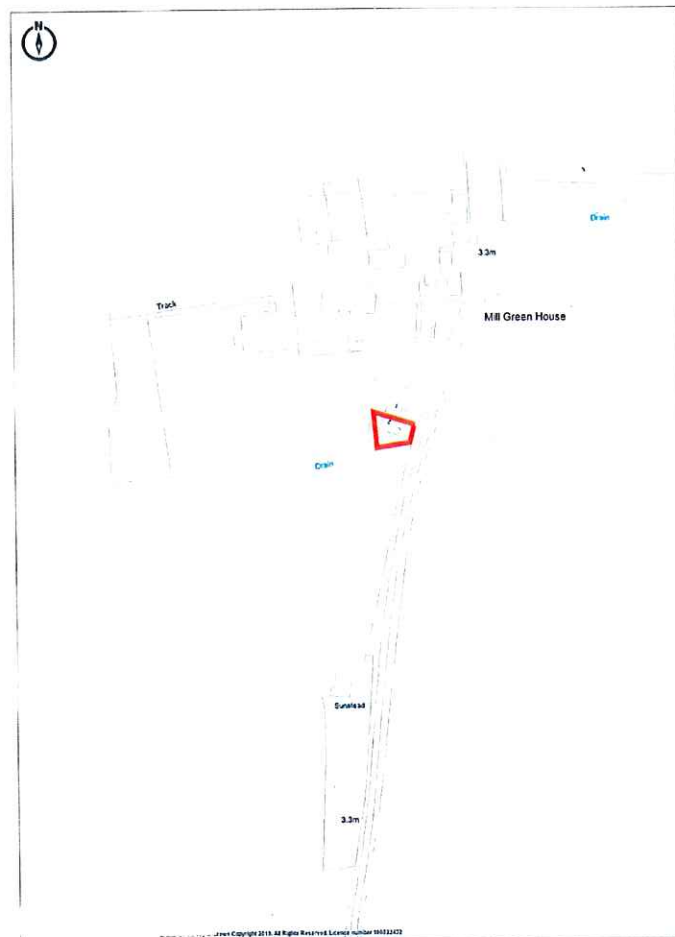
LIST OF APPENDICES

1. APPENDIX A: Land Registry Plan of 2 Darley's Bungalow
2. APPENDIX B: Planning Consent Ref No: SR 88/66
3. APPENDIX C: Ordnance Survey 1905 Plan Showing Location of Former Cottages and 1 & 2 Darleys Bungalow
4. APEENDIX D: Schedule of Advertising
5. APPENDIX E: Copy of Advertisements
6. APPENDIX F: Schedule of Internet viewings
7. APPENDIX G: Schedule of Viewings
8. APPENDIX H: Schedule of Enquiries
8. APPENDIX I: Copy of Sales Particulars
9. APPENDIX J: Photographs Showing 'For Sale' Boards

APPENDIX A

PLANS OF DARLEY'S BUNGALOW





Promapv2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number 10032402
Partial Scale - 1 Paper Size - A4

LOCATION PLAN

PLANS ARE FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

APPENDIX B

PLANNING CONSENT REF NO: SR88/66

Ref. No. SR 88/66

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Act, 1962

To Messrs. G. Darley & Sons Ltd., *Messrs G. Darley & Sons Ltd*
Mill Green House,
Mill Green, Pinchbeck.

The Holland County Council HEREBY PERMIT the development proposed
by you in your application dated the 28th day of March, 1966
namely :— Pair of semi-detached bungalows at Mill Green, Pinchbeck.

and shown on the plan(s) accompanying the application, subject to due compliance
with the byelaws and general statutory provisions in force in the district, and
subject to the conditions specified hereunder :—

The occupation of the bungalows shall be limited to persons employed,
or last employed, locally in agriculture or to their dependents.

The reasons for the Council's decision to grant permission for the development,
subject to compliance with the conditions hereinbefore specified are :—

These buildings are sited in an area in which buildings, other than
those connected with an agricultural need, would not be permitted.

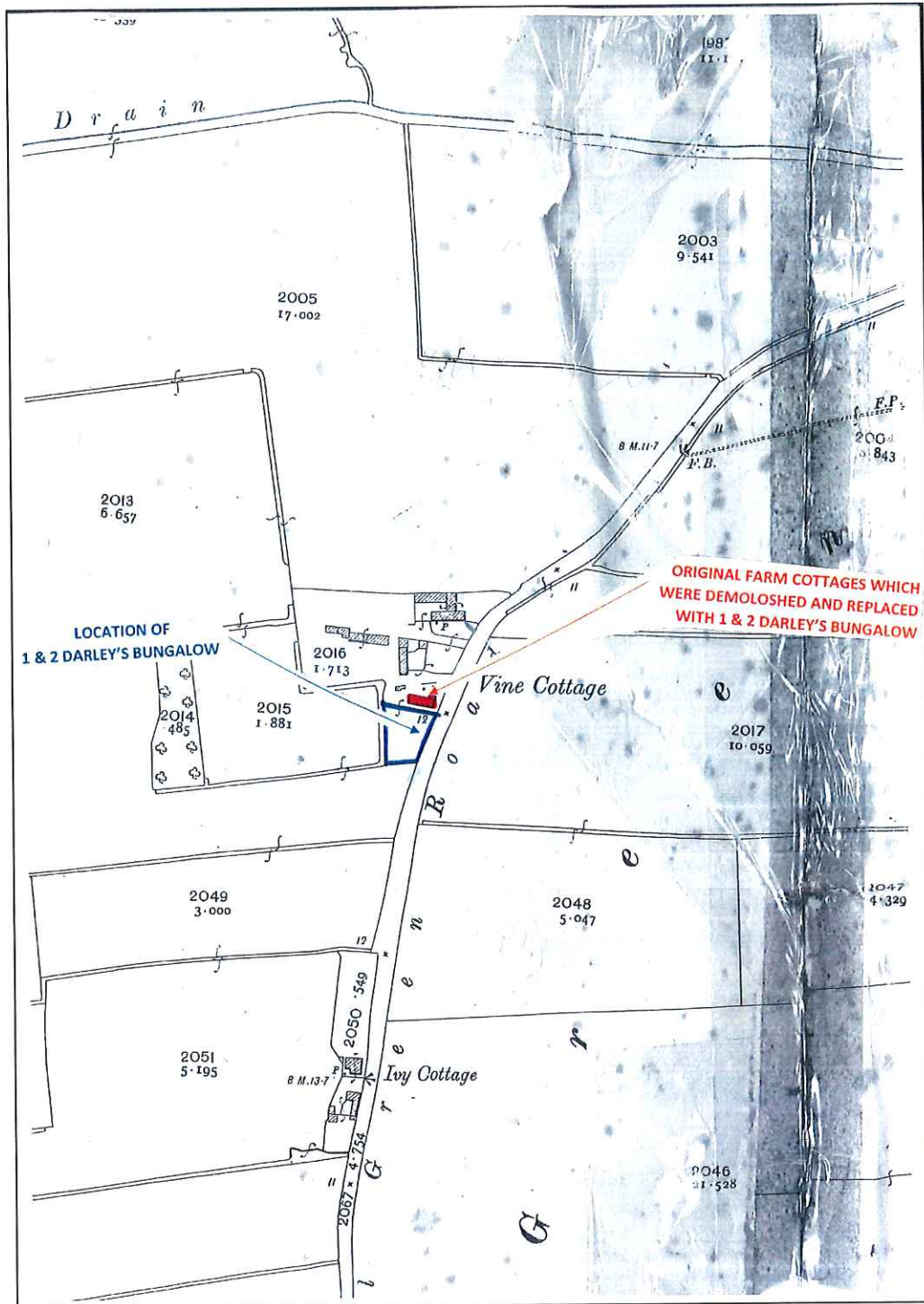
Dated the 5th day of May 1966

Signed *Signed H. A. M. WALTER*
Clerk of the County Council.

County Hall,
Boston,

APPENDIX C

ORDNANCE SURVEY 1905 PLAN SHOWING LOCATION OF FORMER COTTAGES AND 1 & 2 DARLEYS BUNGALOW



PLANS ARE FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

APPENDIX D

SCHEDULE OF ADVERTISING

SCHEDULE OF ADVERTISING – DARLEY'S BUNGALOW

Date	Publication
12 th June 2018	Lincolnshire Free Press
3 rd July 2018	Lincolnshire Free Press
21 st August 2018	Lincolnshire Free Press
4 th September 2018	Lincolnshire Free Press
16 th October 2018	Lincolnshire Free Press
5 th February 2019	Lincolnshire Free Press
5 th March 2019	Lincolnshire Free Press
26 th March 2019	Lincolnshire Free Press
2 nd April 2019	Lincolnshire Free Press
7 th May 2019	Lincolnshire Free Press
4 th June 2019	Lincolnshire Free Press
9 th July 2019	Lincolnshire Free Press

APPENDIX E COPY OF ADVERTISEMENTS

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766766

HOLBEACH
01406
422760

www.spaldingtoday.co.uk, Tuesday, June 12, 2018

NEW Detached property in quiet semi-rural setting with versatile accommodation consisting of 5 bedrooms or incorporating a self-contained ground floor annexe for rent. Suitable for a holiday home or potentially a pub bar. Generous sized enclosed gardens, large workshop/store, ample parking. Must be viewed! EPC Rating - D59 WEST PINCHER £239,950	NEW PRICE Unusually spacious 4th floor flat in a modern town centre. Close to shops, restaurants, bars, and public transport. Ideal for a first home or investment. EPC Rating - E69 SPALDING £125,000	NEW Superbly presented 3 bedroom bungalow situated in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 WESTON HILLS £259,995	NEW Well presented 4 bedroom detached house on corner plot with established south and west facing gardens, driveway and double garage. UPVC windows, doors and fascia. Gas central heating. Reception hall, through lounge with feature open fireplace, dining room, breakfast kitchen, utility room and ground floor shower room, 4 bedrooms and bathroom. Popular village location. EPC Rating - E55 ROULTON £174,950
NEW Subject to an Agricultural Habitation Clause, this pleasantly situated 3 room semi-detached bungalow has the benefit of all central heating and UPVC windows. Established gardens, open views, immediate vacant possession. EPC Rating - D58 CHALICE £125,000	NEW PRICE Three bedrooms detached house in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 SPALDING £125,000	NEW We are pleased to offer this popular design, 4 bedroom detached house set on a corner plot in a sought after location in Spalding. Multiple off-road parking, single garage and mature, superbly presented garden. Full UPVC double glazed windows, doors, fascia and guttering. Gas Central Heating. EPC Rating - E6C SPALDING £239,000	NEW Three bedrooms detached house in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 SPALDING £125,000
NEW Superbly appointed spacious detached country house in a delightful rural location. Close to shops, restaurants, bars, and public transport. Ideal for a first home or investment. EPC Rating - E69 WHITFLORE £249,950	NEW Character detached house in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 SPALDING £125,000	NEW Spacious detached bungalow in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 SPALDING £125,000	NEW Spacious detached bungalow in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 SPALDING £125,000
NEW Immaculately presented semi close to schools and town centre amenities. Lounge, Kitchen, Playroom/Bedroom, Two Double Bedrooms, Off Road Parking, Large Garden, Viewing Essential! EPC Rating: D HOLBEACH £119,950	NEW Character Detached House in rural setting with panoramic views of open farmland to all aspects and with no immediate neighbours. Spacious accommodation comprising Lounge, Dining Room, Kitchen, Three Double Bedrooms, Bathroom, En Suite & Chalkroom. Some original features. Viewing Strongly Recommended. NO ONWARD CHAIN! EPC Rating: E6C LUTON MARSH £149,950	NEW Large, modern property with 4 bedrooms (3 en-suite), family bathroom, and open plan living room, dining room and kitchen, lounge, ground floor room, off-cupboard, utility room and shower room. Double garage, mature garden, parking and enclosed gardens. SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE. EPC Rating: D-40 SPALDING £249,950	NEW Spacious detached bungalow in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 SPALDING £125,000
NEW More than meets the eye! Over 100 years' old this quiet former Fish & Chip shop has been lovingly converted and boasts comfortable accommodation with potential for additional accommodation in the adjacent Games Room. Viewing Essential! EPC Rating: C SEDNEY OAK £249,000	NEW Village Location, Good Sized Plot with Open Views to the rear, Two Double Bedrooms, Lounge, Kitchen, Dining, Conservatory, Bathroom, Single Garage & Off Road Parking, Gas Central Heating, some updating required. NO ONWARD CHAIN! EPC Rating: E6C WHITFLORE £189,950	NEW Detached bungalow with just over one acre of land. Spacious accommodation comprising Lounge, Dining Room, Kitchen, Three Double Bedrooms, Bathroom, En Suite & Chalkroom. Some original features. Viewing Strongly Recommended. NO ONWARD CHAIN! EPC Rating: E6C SPALDING £125,000	NEW Spacious Semi-Detached House within easy access of primary school bus route and amenities. Accommodation comprising Lounge, Dining Room, Kitchen, Utility, Chalkroom, Conservatory, Three Bedrooms & Bathroom. Good sized rear garden with Open Views to the Front & Off Road Parking. NO ONWARD CHAIN! EPC Rating: E6C WHITFLORE £119,950
NEW Spacious Semi-Detached House within easy access of primary school bus route and amenities. Accommodation comprising Lounge, Dining Room, Kitchen, Utility, Chalkroom, Conservatory, Three Bedrooms & Bathroom. Good sized rear garden with Open Views to the Front & Off Road Parking. NO ONWARD CHAIN! EPC Rating: E6C WHITFLORE £119,950	NEW Modern bungalow in sought after village close to the popular Tidd St Giles Golf & Country Club. Good sized plot with ample parking and extremely private rear garden. Lounge, Kitchen, Dining, Utility, Three Bedrooms, En Suite & Bathroom. Integral Garage, UPVC double glazing. Off road central heating. EPC Rating: E STUD GATE £189,950	NEW Large, modern property with 4 bedrooms (3 en-suite), family bathroom, and open plan living room, dining room and kitchen, lounge, ground floor room, off-cupboard, utility room and shower room. Double garage, mature garden, parking and enclosed gardens. SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE. EPC Rating: D-40 SPALDING £249,950	NEW Spacious detached bungalow in a quiet rural location with a rear garden and views of farmland. Ample off-road parking, mature grounds at approximately quarter of an acre (STT), large storage shed with open fire, brick built (ideal for work from home). Semi-detached with front garden. Viewing is essential to appreciate what the property has to offer! EPC Rating - E54 SPALDING £125,000

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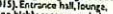
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16/10/2018



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Donated 12 frames long plus 12 plates to a private religious library
concerning the local shipwreck and its victims. Gun and loading
device, pump, under 1 garden, a large, 4 inch thick, 4 1/2 inch
brass wire, 1 inch in diameter and 1/2 inch in length. 1/2 inch in length.

PINCHBECK 6172.99



pleasant location convenient for local
Delightful established enclosed gardens,
ted throughout - Viewing highly



• • Four bedroom detached property in the town centre. Good sized enclosed g. garage, UPVC windows, gas central



Our new hardware board has been tested on well known software on the order of VMEbus, VMEbus, and other. It is a good idea to get up to date on all aspects of the hardware, first. Please see our website at www.1000.com for more information.



walking distance of schools and town centre
off Road Parking & Carport, Enclosed Rear
glazing.

[illegible]

bedrooms, Two Reception, Kitchen,
and Parking. NO ONWARD CHAIN! (GUIDE

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NEW
Attractive 1920s built house in prestigious residential location convenient for the town centre and all amenities. Many original features. Versatile accommodation with 3 bedrooms, bathroom and 2 en-suites, 17 reception rooms, large fitted dining kitchen and energy POTENTIAL FOR A HOUSE WITH MULTI-GENERATIONAL LIVING. The house is superbly presented throughout and can only be appreciated by means of a full internal inspection. Energy Rating TBC.
SPALDING £535,000



2 ACRES (STV)
A detached house with 3 bedrooms, 2 bathrooms, 2 en-suites, 17 reception rooms, large fitted dining kitchen and energy POTENTIAL FOR A HOUSE WITH MULTI-GENERATIONAL LIVING. The house is superbly presented throughout and can only be appreciated by means of a full internal inspection. Energy Rating TBC.
WEST PINCHBECK £225,000



NEW PRICE
Exceptional four bedroom detached residence in convenient location within walking distance of the town centre and all amenities. Electronic gated entrance, extensive private driveway, double garage. Four bedrooms, two reception rooms, en-suite bathroom, family shower room, fitted kitchen, conservatory. Energy Rating C75.
SPALDING £359,950



NEW
Immaculate 3 bedroom property in pleasant location with larger than average gardens, 2 parking spaces and a pleasant open aspect. This end terrace property has a great level of privacy with attractive aspect and must be viewed to be appreciated. The property has UPVC double glazing and gas central heating and is immaculately presented throughout. Energy Rating C78.
SPALDING £169,950



NO CHAIN
A lovely detached 3 bedroom house with a large garden, 2 bathrooms, 2 en-suites, 17 reception rooms, large fitted dining kitchen and energy POTENTIAL FOR A HOUSE WITH MULTI-GENERATIONAL LIVING. The house is superbly presented throughout and can only be appreciated by means of a full internal inspection. Energy Rating TBC.
SPALDING £175,000



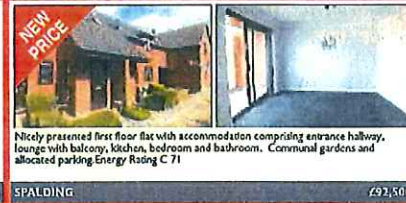
NEW
Superbly presented 3 bedroom semi-detached property with accommodation comprising entrance lobby, lounge, recently fitted kitchen breakfast room, UPVC conservatory to the ground floor, 3 bedrooms and recently fitted family bathroom. Enclosed rear garden and allocated parking. Energy Rating C70.
SPALDING £179,995



NEW
Older style 3 bedroom house in central village location with pleasant views to the front over paddocks and open countryside. Driveway, garage and enclosed courtyard garden. UPVC windows. Entrance hall, lounge, dining room, kitchen, garden room and small party to the ground floor, 3 bedrooms and bathroom to the first floor. Energy Rating B 81.
GOSBERTON £160,000



NO CHAIN
A lovely detached 3 bedroom house with a large garden, 2 bathrooms, 2 en-suites, 17 reception rooms, large fitted dining kitchen and energy POTENTIAL FOR A HOUSE WITH MULTI-GENERATIONAL LIVING. The house is superbly presented throughout and can only be appreciated by means of a full internal inspection. Energy Rating TBC.
SPALDING £169,995



NEW PRICE
Nicely presented first floor flat with accommodation comprising entrance hallway, lounge with balcony, kitchen, bedroom and bathroom. Communal gardens and allocated parking. Energy Rating C71.
SPALDING £92,500



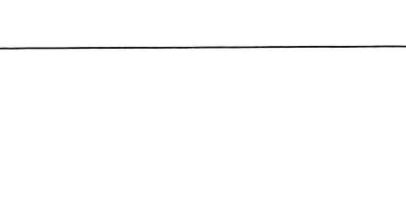
NEW
Nicely Presented 3 bedroom detached bungalow situated on the edge of the popular village of Donington. Accommodation comprising entrance hall, lounge, kitchen diner, utility room, shower room, conservatory, 3 bedrooms and family bathroom. Enclosed garden, ample off-road parking and tandem garage. Energy Rating TBC.
DONINGTON £240,000



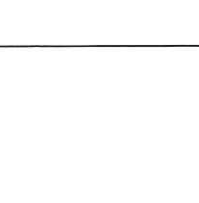
OPEN VIEWS
A lovely detached 3 bedroom house with a large garden, 2 bathrooms, 2 en-suites, 17 reception rooms, large fitted dining kitchen and energy POTENTIAL FOR A HOUSE WITH MULTI-GENERATIONAL LIVING. The house is superbly presented throughout and can only be appreciated by means of a full internal inspection. Energy Rating TBC.
PINCHBECK £124,950



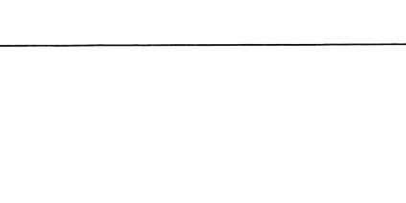
SEMI RURAL LOCATION
Character cottage situated in semi-rural location. Accommodation comprising kitchen breakfast room, lounge diner, bathroom, 2nd reception room to the ground floor, 2 double bedrooms to the first floor. Mature gardens to the front, easy maintenance garden to the rear. Energy Rating E 46.
WHAPLOADROVE £175,000



NEW PRICE
Three bedroom detached bungalow with double garage with field views & wooden log cabin. Accommodation comprises; kitchen/diner, snug, L-shaped lounge diner, conservatory, master bedroom, en-suite, two further double bedrooms and family bathroom. No Chain. Energy Rating C 69.
SURFLEET £190,000



SEMI RURAL LOCATION
A lovely detached 3 bedroom house with a large garden, 2 bathrooms, 2 en-suites, 17 reception rooms, large fitted dining kitchen and energy POTENTIAL FOR A HOUSE WITH MULTI-GENERATIONAL LIVING. The house is superbly presented throughout and can only be appreciated by means of a full internal inspection. Energy Rating TBC.
BENINGTON £100,000



SEMI RURAL LOCATION
A attractive modern detached house with 4 double bedrooms (1 en-suite), family bathroom, semi open plan sitting room, dining room and kitchen, lounge, garden/family room, office/gymnasium, utility room and shower room. Approximately half an acre, double garage, extensive parking and enclosed gardens. Energy Rating D 60.
SWINESHEAD £170,000

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NEW

DECEPTIVELY SPACIOUS, superbly refurbished, banglow with generous accommodation. Situated in a prime location in the town with attached garage, off-road parking and front and rear gardens. Accommodation comprising entrance hallway, lounge/diner, study/living room, kitchen and separate breakfast room, 3 double bedrooms (en suite to the master) and family bathroom. Energy Rating C 65.

SPALDING £279,995

NO CHAIN

Three bed detached banglow in a prime location. SUBJECT TO AN AGRICULTURAL OCCUPATION LICENCE. Features include: front drive, garage, open-plan living area, double kitchen, double doors, garden all round, large front garden.

SPALDING £249,995

NEW

Well presented spacious detached 3 bedroom family house in sought after village location. Versatile accommodation including 3 reception rooms, cloakroom and large self-contained kitchen/dining/family room, 3 bedrooms (2 with en-suites) and bathroom. South west facing established gardens, garage and ample off-road parking. Energy Rating C 70.

NOUGHTON £345,000

NEW

Tynehead Park Home with full UPVC double glazing. The accommodation comprises of kitchen, lounge/diner, inner hallway, 3 bedrooms and shower room. No Chain. Low maintenance rear garden. Park specifically for the over 50's. Energy Rating TBC.

LOW FLEURY Guide Price £154,995

NO CHAIN

Highly rated 3 bedroom detached house with accommodation comprising entrance hall, lounge, dining room, kitchen, breakfast room, 3 bedrooms (2 with en-suites), family bathroom, double doors, garden all round, large front garden.

SPALDING £159,995

NEW

Modern detached 4 bedroom family house in popular location convenient for the town centre. Reception hall, lounge, dining room, fitted kitchen, utility room, cloakroom, 4 bedrooms (1 en-suite) and bathroom. Established enclosed garden, driveway and garage. Immediately presented throughout. Energy Rating B 81.

SPALDING £235,000

NEW

A completely presented modern 3 bedroom detached family house with one and a half bathrooms, spacious lounge, dining room, fitted kitchen with quality appliances and double doors to the ground floor. 3 bedrooms (master with en-suite) and family bathroom in the first floor. Off road parking, enclosed garage and established mature rear garden. Convenient for the town centre and local amenities. Energy Rating C 71.

SPALDING £239,950

2 Acres (approx)

Three bed detached house with a large garden. Features include: front drive, garage, open-plan living area, double kitchen, double doors, garden all round, large front garden.

WEST PINCHBECK £225,000

NEW

Spacious 3 bedroom mid-terrace property with accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, 3 bedrooms (2 with en-suites) and family bathroom. Off-road parking and enclosed mature rear garden. No chain. Energy Rating TBC.

SPALDING £159,995

NEW

A 4 bedroom detached house ideally situated for access on to the A17. Extensive driveway with turning bay providing multiple off-road parking, enclosed garage and rear gas lawn with open view beyond. Superiorly presented accommodation comprising entrance hall, lounge, dining room, kitchen, utility and cloakroom to the ground floor, 4 bedrooms (en-suite to master) and family bathroom in the first floor. Energy Rating C 75.

FOSDYKE £279,995

NEW

Highly rated 3 bedroom detached property with accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, 3 bedrooms (2 with en-suites), family bathroom, double doors, garden all round, large front garden.

PINCHBECK £240,000

NEW

Superbly presented 3 bedroom detached house situated in a popular village location with close links to all major roads. Accommodation comprising entrance hall, lounge, utility room, cloakroom, 3 double bedrooms (en-suite to the master) and family bathroom. South facing, paved off-road parking, front and rear gardens. Energy Rating B 84.

FOSDYKE £275,000

NEW

Detached 1950's built house in a new estate location on the outskirts of Donington. Entrance porch, reception hall, lounge, kitchen, dining room, separate WC and laundry to the ground floor. 3 bedrooms and bathroom in the first floor. Oil central heating, UPVC windows, established grounds of 0.35 acres (subject to survey), ample off-road parking, for their scope and potential. Energy Rating E 59.

DONINGTON £235,995

FIELD

Three bed detached property with a large garden. Features include: front drive, garage, open-plan living area, double kitchen, double doors, garden all round, large front garden.

SUNBURY SPALDING Guide Price £239,995

NEW

Mid-terrace 2 bedroom property with accommodation comprising 2 reception rooms, kitchen, cloakroom, 2 bedrooms and family bathroom. Gardens to the rear. No Chain. Energy Rating TBC.

SPALDING £179,500

NEW PRICE

Charming fully renovated cottage, convenient for local amenities and access to Spalding & Boston. Majority UPVC windows, private courtyard style garden with brick store. Three bedrooms, bathroom, separate WC, dining room & dining kitchen. Inspection highly recommended. No onward chain. Energy Rating E 54.

SUTERTON £145,000

NEW PRICE

Three bed detached property with a large garden. Features include: front drive, garage, open-plan living area, double kitchen, double doors, garden all round, large front garden.

PINCHBECK £189,000

NEW PRICE

Three bedroom detached baroque situated in a popular location on the edge of town. The property benefits from having no onward chain, gas central heating and full UPVC double glazed windows and doors. Accommodation comprising entrance lobby, lounge/diner, inner hallway, landing, 3 bedrooms and family bathroom. Front and rear gardens and integral garage. Energy Rating D 58.

SPALDING £179,999

NEW PRICE

Superbly presented 4 bedroom semi-detached property with off-road parking, garage & enclosed rear garden. Accommodation comprising entrance hallway, cloakroom, kitchen/diner, lounge, 2 bedrooms & bathroom to the first floor; master bedroom with en-suite & further bedroom. Energy Rating C 79.

SPALDING Offers In Region £210,000

OVER 1000

Subject to an Agricultural Occupation Licence, this property is a 3 bedroom semi-detached house with the benefit of an agricultural licence and UPVC windows. Established garden, gas central heating, double doors, garden all round, large front garden.

PINCHBECK £179,995

NEW PRICE

2 bedroom end terrace property situated close to the town centre. Accommodation comprising lounge, dining room, kitchen and family bathroom to the ground floor; 2 bedrooms to the first floor. Enclosed brick walled rear garden. Gas Central Heating. Energy Rating E 49.

SPALDING £169,995

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ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

STANDARD

7/5/19



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SPALDING
01775
766766

HOLBEACH
01406
422760



NEW
Immaculately presented three bedroom detached house in popular cul-de-sac location. Block paved driveway, garage, UPVC windows, doors and fascias, gas central heating. Lounge, dining room, family room, modern fitted kitchen, breakfast room, cloakroom, 3 bedrooms and bathroom. Inspection highly recommended.

SPALDING

£215,000



Detached 3 bedroom house set on a generous sized plot with double garage, single off-road parking and generous sized rear garden. Situated in a popular village location close to all amenities. Must be viewed to appreciate!

GOGBERTON

£345,000



MUST VIEW
STUNNING BRAND NEW SPACIOUS DETACHED BUNGALOW in superb location on the outskirts of town with high quality fixtures throughout. Spacious lounge and dining area opening into superbly fitted kitchen, utility room, large hallway with carpeted floor like, master bedroom with ensuite shower room, 2nd bedroom with ensuite shower room, 3rd double bedroom and bathroom. Single parking and detached brick garage. Energy Performance Certificate (EPC) highly recommended. Completion Spring 2019. Must be Viewed! Energy Rating EPC.

SPALDING

£335,000



NEW
Detached 3 bedroom property in highly sought after cul-de-sac location convenient for Spalding town centre. UPVC windows, gas central heating, established gardens and garage. Entrance hall, lounge, dining room, kitchen, utility room, 4th bedroom and shower room to the ground floor; 3 bedrooms and bathroom to the first floor. Would benefit from some modernisation. No onward chain. Energy Rating D 65.

SPALDING

£245,000



NEW
Superbly presented 3 bedroom detached house with garage situated on a corner plot. Accommodation comprising entrance hall with drying area, lounge, dining room, kitchen, utility room, 3 bedrooms. Low maintenance garden. Full UPVC double glazing and garage. Off-road parking. Close to amenities.

SPALDING

£215,000



MUST VIEW
3 bedroom semi-detached house with accommodation comprising entrance lobby, lounge, dining room, newly fitted breakfast kitchen, family bathroom to the ground floor; 3 bedrooms to the first floor. Off road parking and rear gardens. Newly fitted windows and doors. Energy Rating E 39.

MOULTON

£165,000



NEW
Modern 3 bedroom detached bungalow in popular residential location. Entrance porch, lounge, dining room, kitchen, utility room, 3 bedrooms and bathroom. UPVC windows and gas central heating. New Boiler December 2018. Driveway, garage and established rear gardens. No onward chain. Energy Rating D 65.

SPALDING

£230,000



OPEN VIEWS
Subject to an Agricultural Holdings Notice, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of central heating and UPVC windows. Established gardens, open view, immediate access. Energy Rating D 51.

PINCHBECK

£124,950



NEW PRICE
Individually designed executive detached family house situated in a semi-rural location with field views to the rear. Sweeping driveway providing multiple off-road parking, single garage and established gardens. Spacious accommodation comprising 3 reception rooms, kitchen, utility, cloakroom, 4 bedrooms, bathroom and shower room. Highly recommended. Energy Rating E 52.

WEST HILL

Offers Over £400,000



NEW PRICE
Superbly presented executive detached house in highly popular cul-de-sac location. Specialist accommodation comprising entrance hallway, lounge, sun room, dining room, kitchen, utility room, cloakroom to the ground floor; 4 double bedrooms (one with a master) and a four piece family bathroom to the first floor. Mature gardens to the front and rear, double garage and extensive off-road parking. Energy Rating C 69.

SPALDING

£400,000



CLOSE TO TOWN
Highly presented detached property with extensive garden, entrance hallway, lounge, dining room, kitchen, utility room, cloakroom with en-suite, 3 bedrooms, 2 bathrooms, 2nd floor, 1st floor and 2nd floor bedrooms and 2nd floor bathroom to the first floor. High street parking and mature garden. Energy Rating D 54.

PINCHBECK

£240,000



CLOSE TO TOWN
Individually designed executive detached family house situated in a semi-rural location with field views to the rear. Sweeping driveway providing multiple off-road parking, single garage and established gardens. Spacious accommodation comprising 3 reception rooms, kitchen, utility, cloakroom, 4 bedrooms, bathroom and shower room. Highly recommended. Energy Rating E 52.

WEST HILL

Offers Over £400,000



CLOSE TO TOWN
Immaculately presented extended family house situated in a sought after cul-de-sac location convenient for local schools and all town amenities. Accommodation briefly comprises 4 bedrooms (3 of which are double), large bathroom with twin basins, off road parking, tandem garage. Gas central heating, UPVC double glazing. Energy Rating TBC.

SPALDING

£250,000



CLOSE TO TOWN
Immaculately presented 3 bedroom detached house with extensive garden, entrance hallway, lounge, dining room, kitchen, utility room, cloakroom with en-suite, 3 bedrooms, 2 bathrooms, 2nd floor, 1st floor and 2nd floor bedrooms and 2nd floor bathroom to the first floor. High street parking and mature garden. Energy Rating A.

SPALDING

£239,950



CLOSE TO TOWN
Modern detached 4 bedroom family house in popular location convenient for the town centre. Reception hall, lounge, dining room, fitted kitchen, utility room, cloakroom, 4 bedrooms (1 en-suite) and bathroom. Established enclosed garden, driveway and garage. Immaculately presented throughout. Energy Rating B 81.

SPALDING

£235,000



25 ACRES (151)
Spacious modern detached three storey house with open view. Total garden approx. 1 acre (151). Complete parking for 10+ cars. UPVC windows and doors. Gas central heating. Subject to an Agricultural Holdings Notice. Energy Rating E 44.

WEST PINCHBECK

£225,000



2 ACRES (151)
Spacious modern detached three storey house with open view. Total garden approx. 1 acre (151). Complete parking for 10+ cars. UPVC windows and doors. Gas central heating. Subject to an Agricultural Holdings Notice. Energy Rating E 44.

WEST HILL

£339,950



READY TO GO
BRAND NEW NO ONWARD CHAIN VIEWING HIGHLY RECOMMENDED. Accommodation comprises 3 reception rooms, kitchen, utility, cloakroom, 4 bedrooms (1 en-suite) and bathroom. Established enclosed garden, driveway and garage. Immaculately presented throughout. Energy Rating B 81.

WEST PINCHBECK

294,000



25 ACRES (151)
Superbly presented farmhouse style property built in 2015 and extended in 2017 with total site area of approximately 2.5 acres (151). Accommodation comprising entrance lobby, 3 reception rooms, kitchen, utility room, cloakroom to the ground floor; master bedroom with balcony, bedroom 2 with ensuite, 3 further bedrooms and bathroom. Gated driveway with railings, bay doors, separate outbuilding, 3 pools and rail pools and orchard. Energy Rating B 44.

DONINGTON

£499,995



SEMI RURAL LOCATION
3 bedroom detached bungalow in rural location. SUBJECT TO AN AGRICULTURAL OCCUPATION CONDITION. Front and rear gardens, driveway, garage. Close view to the rear. Convenient for Market, Bus, Caravan and Horse. Energy Rating D 54.

EAST HECKINGTON

Guide Price £130,000



CLOSE TO TOWN
Superbly presented 3 bedroom detached cottage with off-road parking and mature rear garden. Accommodation comprising off entrance lobby, lounge, dining room, kitchen, breakfast room, 2 double bedrooms and shower room. Energy Rating E 58.

SPALDING

£184,995



NO CHAIN
Modern detached bungalow in popular location. Good sized corner plot with recently planted garden. Three bedrooms, lounge, kitchen, dining room, bathroom & 6th double bedroom. Garage, front porch, driveway, NO ONWARD CHAIN. EPC D.

HOLBEACH

£229,950

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Immediately presented spacious 3 bedroom detached bungalow. Situated on the southern outskirts of town with open views to the rear. Generous sized established gardens, driveway and garage. Gas central heating, UPVC windows, entrance porch, reception hall, lounge, dining kitchen, utility room, master bedroom with ensuite, 2 further bedrooms and bathroom. Inspection Highly recommended. Energy Rating D 64.

SPALDING £260,000



Spacious 3 bedroom mid-terrace property with accommodation comprising 2 reception rooms, kitchen, dining room, 3 bedrooms and shower room. Off-road parking and enclosed mature rear garden. No chain. Energy Rating E 64.

SPALDING £159,995



Superbly presented executive detached 3 bedroom bungalow in a popular location of the well served village of Pinchbeck. Full UPVC double glazed windows, doors, fascia and guttering. Gas central heating. Off-road parking, double garage, front, side and rear gardens. Entrance hallway, lounge, dining room, kitchen, breakfast room, utility room, 3 bedrooms (master with ensuite) and family bathroom. Energy Rating D 68.

PINCHBECK £319,995



Situated in a town location with views over the River Welland and with a good sized rear garden this deceptively spacious mid-terrace property has accommodation comprising lounge, reception room 2, snug, kitchen/diner and utility room to the ground floor. 3 bedrooms and family bathroom to the first floor. Energy Rating D 62.

SPALDING £187,995



Spacious modern detached 3 bedroom house with open views. Full ground floor 1 and 1/2 storey property with large front and rear gardens. Full UPVC windows and doors. (GARDEN CONVEYED TO BUYER). SUBJECT TO AN AGRICULTURAL OCCUPATION CLAUSE. Energy Rating E 64.

WEST PINCHBECK £225,000



Deceptively spacious detached bungalow with open views to the front & rear. Extensive off-road parking, garage with remote control up & over door. 3 double bedrooms & large shower room. Established rear garden. Gas central heating & UPVC windows. Would benefit from some further updating. Energy Rating D 67.

PINCHBECK £255,000



Highly present 3 bedroom detached bungalow with UPVC double glazed windows and doors. Internal large open plan kitchen/diner with utility room, bathroom and shower. (GARDEN CONVEYED TO BUYER). SUBJECT TO AN AGRICULTURAL OCCUPATION CLAUSE. Energy Rating D 62.

DONINGTON £179,500



Immaculate modern 3 bedroom detached house with entrance hallway, spacious lounge, dining/family room, fitted kitchen with quality appliances, cloakroom, 3 bedrooms (master with en-suite) and family bathroom. Off-road parking, attached garage and established south west facing private rear gardens. Energy Rating C 71.

SPALDING £235,000



Three bedroom detached bungalow situated in a popular location on the edge of town. Accommodation comprising entrance lobby, lounge diner, inner hallway, kitchen, 3 bedrooms and family bathroom. Front and rear gardens and integral garage. No Onward Chain. Energy Rating D 58.

SPALDING £167,500



3 bedroom detached bungalow in a rural location. SUBJECT TO AN AGRICULTURAL OCCUPATION CLAUSE. Front and rear gardens, driveway, garage. Open views to the rear. Convenient for school, bus stop and railway station. Energy Rating D 58.

EAST HICKINGTON Guide Price £110,000



Individually designed executive detached family house situated in a semi-rural location with field views to the rear. Sweeping driveway providing multiple off-road parking, single garage and established gardens. Spacious accommodation comprising 3 reception rooms, kitchen diner, utility, cloakroom, 4 bedrooms, bathroom and shower room. Energy Rating E 52.

WESTON HILLS Offers in Excess Of £190,000



Semi detached cottage in need of refurbishment with extensive gardens and the benefit of an Outline Planning Consent for 2 detached bungalows (H13-0652-18 - approved September 2018 on land at the rear and adjacent). The property offers extensive scope and immediate vacant possession. Energy Rating G 18.

MOULTON SEAS END Offers in Region Of £179,995



Tidy three Park Home with full UPVC double glazing. The accommodation comprises of kitchen, lounge diner, inner hallway, 3 bedrooms and shower room. No Chain. Low maintenance rear garden. Park specifically for the over 55s. Energy Rating E 64.

LOW FULNEY Guide Price £145,995



Immaculate well presented individual detached 4 bedroom property in prestigious town location close to the River Welland. Extensive established private gardens, garage and gated parking. Entrance hall, 3 reception rooms, fitted kitchen, ground floor 4th bedroom and shower room, 3 bedrooms and bathroom to the first floor. Full UPVC windows and gas central heating. Energy Rating D 61.

SPALDING Guide Price £165,000



Detached 3 bedroom house in pleasant non-estate village location. Extensive parking, garage and established rear gardens. Reception hall, lounge diner, conservatory, kitchen, 3 bedrooms and bathroom. Energy Rating C 70.

SURFLEET £230,000



Subject to an Agricultural Occupation Clause, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established garden, open views, immediate view. Energy Rating E 54.

PINCHBECK £124,950



This deceptively spacious detached bungalow has 2 reception rooms, kitchen, utility, 2 double bedrooms and bathroom. Generous sized gardens, garage, summerhouse, shed and greenhouse. Semi-rural non estate location, oil central heating and UPVC windows. Convenient for Spalding, Market Deeping and Peterborough. Inspection Highly recommended. Energy Rating E 51.

DEEPIST. NICHOLAS £194,950

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9/17/19



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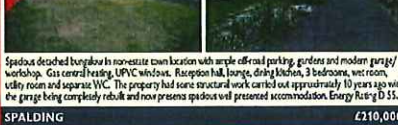
NEW
These high calibre bungalows are brought to the market by local bespoke company Enhancement Homes and are constructed from black & white cottage blend brick beneath Beauvois 20 day roof tiles. The properties are currently under construction with completion late summer 2019. **EARLY VIEWING TO AVOID DISAPPOINTMENT.**

MOULTON £395,000



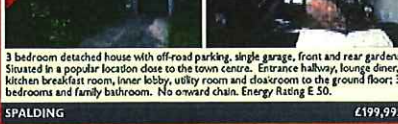
NEW
Modern executive detached 4 bedroom bungalow in superb condition with private established gardens, double garage and ample parking. Pleasant non-estate village location with westerly open views to the rear. This property must be viewed to be appreciated! Energy Rating D 65.

WEST PINCHBECK £350,000



NEW
Spacious detached bungalow in non-estate town location with ample off-road parking, gardens and modern garage/workshop. Gas central heating, UPVC windows. Reception hall, lounge, dining kitchen, 3 bedrooms, wet room, utility room and separate WC. The property had some structural work carried out approximately 10 years ago with the garage being completely rebuilt and now presents spacious well presented accommodation. Energy Rating D 55.

SPALDING £210,000



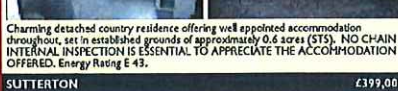
NEW
3 bedroom detached house with off-road parking, single garage, front and rear gardens. Situated in a popular location close to the town centre. Entrance hallway, lounge diner, kitchen breakfast room, inner lobby, utility room and cloakroom to the ground floor; 3 bedrooms and family bathroom. No onward chain. Energy Rating E 50.

SPALDING £199,995



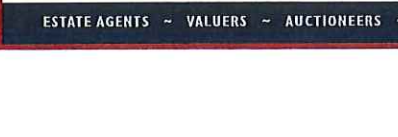
NEW PRICE
Charming detached country residence offering well appointed accommodation throughout, set in established grounds of approximately 0.6 acres (ST5). **NO CHAIN - INTERNAL INSPECTION IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION OFFERED.** Energy Rating E 49.

SUTTERTON £399,000



NEW PRICE
Subject to an Agricultural Habitation Order, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of all central heating and UPVC windows. Established garden with open views, immediate access. Energy Rating D 51.

PINCHBECK £124,950



NO CHAIN
Individually built 3 bedroom detached bungalow in pleasant village location. Established garden, double garage and ample parking. Entrance hall, lounge, dining kitchen, 3 bedrooms (one en-suite) and a family living room, bathroom and utility room. Energy Rating D 51.

SPALDING £239,950



NEW
3 bedroom semi-detached house situated in a prime location close to the town centre. Accommodation comprising entrance hall, lounge, dining room, kitchen and bathroom to the ground floor; 3 bedrooms to the first floor. Enclosed courtyard to the rear. No chain. Energy Rating E 48.

SPALDING £125,000



NEW PRICE
Immaculate 3 bedroom detached house with a spacious lounge, dining room, kitchen, utility room, 3 bedrooms, 1 bathroom and family bathroom. Off-road parking and enclosed rear garden. No chain. Energy Rating C 71.

SPALDING £215,000



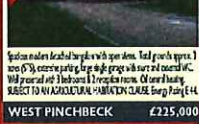
NEW PRICE
Nestle presented 3 bedroom semi-detached house with accommodation comprising entrance hallway, lounge, dining room, kitchen, 3 bedrooms and family bathroom. Off-road parking and enclosed rear garden. No chain. Energy Rating C 75.

SPALDING £154,995



SEMI RURAL LOCATION
3 bedroom detached bungalow in semi-rural location. **SUBJECT TO AN AGRICULTURAL OCCUPATION CONSTRAINT.** Front and rear garden, driveway, garage. Open views to the rear. Close to the town centre, Spalding, Holbeach and Newmarket. Energy Rating D 51.

EAST HECKINGTON Guide Price £139,000



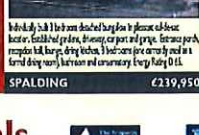
2 ACRES (ST5)
Spacious detached bungalow with open views, full garage (approx. 1 acre) & central heating, large double lounge, kitchen, utility room, 3 bedrooms, 1 bathroom and family bathroom. Off-road parking. **SUBJECT TO AN AGRICULTURAL HABITATION ORDER.** Energy Rating E 44.

WEST PINCHBECK £225,000



NEW PRICE
Superbly presented individual detached property with full contained one bedroom annexe situated in a semi-rural location with field views to the rear. Accommodation to the main house comprises entrance hallway, 2 reception rooms, recently fitted kitchen diner, recently fitted utility room, cloakroom, 2 double bedrooms and refitted family bathroom. Large driveway and enclosed rear garden. Energy Rating D 67.

COWBIT £300,000



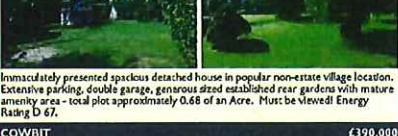
NEW PRICE
Superbly presented detached house situated in a prime location of the popular village of Pinchbeck. Accommodation comprising entrance hallway, lounge, dining room, kitchen, utility room and recently refitted shower room to the ground floor; 3 bedrooms and family bathroom to the first floor. Double garage, ample off-road parking and mature gardens to the front and rear. Viewing essential. Energy Rating C 71.

PINCHBECK £460,000



NEW
Immaculate presented spacious detached house in popular non-estate village location. Extensive parking, double garage, generous sized established rear gardens with mature amenity area - local plot approximately 0.68 of an Acre. Must be viewed! Energy Rating D 67.

COWBIT £390,000



NEW
Modern 2 bedroom terraced property with UPVC windows and gas central heating. Overlooking the River Welland. Entrance Lobby, Lounge, Dining Room and Kitchen to the Ground Floor; 2 Double Bedrooms and Bathroom to the First Floor. Low maintenance - ideal for first time purchase. The property is currently let on a 6 month tenancy through Longstaff Residential Lettings (for terms of the tenancy please contact our office). Energy Rating B 81.

SPALDING £142,995



NEW
Fully Refurbished Grade II Listed Character Town House situated in a conservation area overlooking the River Welland and close to the town centre. Accommodation comprising reception hall, kitchen diner, 2 reception rooms to the ground floor; 3 double bedrooms and family bathroom to the first floor; bedroom/studio to the 2nd floor. Off-road parking for multiple vehicles and enclosed rear gardens. Energy Rating D 56.

SPALDING £179,995



NEW PRICE
Superbly presented individual detached property with full contained one bedroom annexe situated in a semi-rural location with field views to the rear. Accommodation to the main house comprises entrance hallway, 2 reception rooms, recently fitted kitchen diner, recently fitted utility room, cloakroom, 2 double bedrooms and refitted family bathroom. Large driveway and enclosed rear garden. Energy Rating D 67.

COWBIT £300,000



NEW PRICE
Superbly presented individual detached property with full contained one bedroom annexe situated in a semi-rural location with field views to the rear. Accommodation to the main house comprises entrance hallway, 2 reception rooms, recently fitted kitchen diner, recently fitted utility room, cloakroom, 2 double bedrooms and refitted family bathroom. Large driveway and enclosed rear garden. Energy Rating D 67.

COWBIT £300,000



NEW PRICE
Superbly presented individual detached property with full contained one bedroom annexe situated in a semi-rural location with field views to the rear. Accommodation to the main house comprises entrance hallway, 2 reception rooms, recently fitted kitchen diner, recently fitted utility room, cloakroom, 2 double bedrooms and refitted family bathroom. Large driveway and enclosed rear garden. Energy Rating D 67.

COWBIT £300,000



NEW PRICE
Superbly presented individual detached property with full contained one bedroom annexe situated in a semi-rural location with field views to the rear. Accommodation to the main house comprises entrance hallway, 2 reception rooms, recently fitted kitchen diner, recently fitted utility room, cloakroom, 2 double bedrooms and refitted family bathroom. Large driveway and enclosed rear garden. Energy Rating D 67.

COWBIT £300,000

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APPENDIX F

SCHEDULE OF INTERNET ADVERTISING

RIGHTMOVE ENQUIRIES		
DATE	SUMMARY VIEWS	DETAILED VIEWS
Jun-18	18,715	2,080
Jul-18	23,506	2,535
Aug-18	18,482	1,952
Sep-18	16,946	1,602
Oct-18	18,034	1,721
Nov-18	1,499	181
Dec-18	717	58
Jan-19	4,506	435
Feb-19	16,916	1,761
Mar-19	16,918	1,671
Apr-19	20,551	2,102
May-19	11,593	1,162
Jun-19	9,495	884
Jul-19	13,455	1,495
TOTAL	191,333	19,639

ON THE MARKET ENQUIRYS		
DATE	SUMMARY VIEWS	DETAILED VIEWS
Jun-18	3,426	226
Jul-18	2,096	148
Aug-18	2,493	176
Sep-18	3,453	235
Oct-18	3,027	220
Nov-18	33	9
Dec-18	34	8
Jan-19	327	36
Feb-19	2,779	243
Mar-19	3,448	205
Apr-19	2,510	235
May-19	2,942	262
Jun-19	1,187	131
Jul-19	860	71
TOTAL	28,615	2,205

APPENDIX G

SCHEDULE OF VIEWINGS

PROPERTY VIEWINGS			
NUMBER	DATE	APPLICANT	COMMENT
1	16/06/2018	Mr F	Did not comply with Agricultural Occupation Condition as does not work in agriculture.
2	17/7/2018	Mr B	Viewed and he believed he could comply. Could not find a lender to loan on the property due to the Agricultural Occupation Condition to facilitate a purchase, could not therefore proceed.
3	20/10/2018	Mr P	Made an offer however sale fallen through due to being advised the occupant would not comply to Agricultural Occupation Condition they did not wish to proceed with the purchase.
4	28/10/2018	Mrs D	Did not attend. From follow up call due to non-attendance, transpired she could not comply to Agricultural Occupation Condition nor could her father in law who it was potentially for.
5	14/02/2019	Mr F	He was not interested in the property upon viewing and later confirmed he did not comply to Agricultural Occupation Condition as did not now work in agriculture
6	02/03/2019	Mrs A	She felt that the property needed too much work and no longer works in agriculture so could not comply to the Agricultural Occupation Condition

APPENDIX H

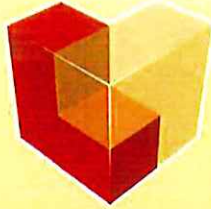
SCHEDULE OF ENQUIRIES

No.	Date	Applicant	Comments
1	13/06/2018	Mr G	Did not comply as does not work in agriculture
2	14/06/18	Mr F	Booked a viewing on 16/6/18 – see comments in Appendix G Viewing Schedule
3	15/06/2018	Mr W	Did not comply as does not work in agriculture
4	27/06/2018	Mrs C	Wanted to book a viewing but was unaware of the Agricultural Occupation Condition, she does not comply as does not work in agriculture
5	16/07/19	Mr B	Booked Viewing for 17/07/19 – see comments in Appendix G Viewing Schedule
6	18/07/19	Mrs C	Cannot comply to Agricultural Occupation Condition, does not work in agriculture.
7	18/07/2018	Mrs B	Did not comply as does not work in agriculture
8	10/08/2018	Mr B	Did not comply as does not work in agriculture
9	18/10/2018	Mr P	Interested and booking viewing on 20/10/18. Made an offer which was accepted on 31/10/2018 -- see comments in Appendix G Viewing Schedule. Solicitor informed and advised that he does not comply with condition as neither he nor formally works in agriculture - cancelled purchase does not comply
10	25/10/2018	Mrs D	Booked a viewing on 28/10/18 - - see comments in Appendix G Viewing Schedule
11	05/02/2019	Mrs G	Had to check whether they complied to Agricultural Occupation Condition they were advised to speak to South Holland District Council – they did not want to take their interest any further sighting presence of the Agricultural Occupation Condition as their reason
12	12/02/19	Mr F	Booked viewing 14/02/2019 - see comments in Appendix G Viewing Schedule
13	16/02/2019	Mrs A	Booked Viewing 02/03/2019 – see comments in Appendix G Viewing Schedule
14	12/04/2019	Mrs G	Did not comply as does not work in agriculture
15	14/05/2019	Mrs L	Did not comply as does not work in agriculture

16	17/05/2019	Mr A	Did not comply as does not work in agriculture
17	03/06/2019	Mrs M	Did not comply as does not work in agriculture
18	07/06/2019	Mrs B	Would not view as did not know whether they would comply with the clause
19	07/06/2019	Mrs H	She has not yet sold her property and could not comply due to not working in agriculture
20	04/07/2019	Mrs D	Does not comply as does not work in agriculture
21	05/07/2019	Mrs O	Mrs O emailed an enquiry, agent left a message however she did not reply and could not comply to Agricultural Occupation Condition

APPENDIX I
COPY OF SALES PARTICULARS

EST 1770



Longstaff.com

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Darley's Bungalow, Mill Green, Pinchbeck PE11 3PU

£124,950 Freehold

- 3 Bedrooms
- Lounge, Kitchen
- Family Bathroom
- No Chain
- Viewing Recommended

Subject to an Agricultural Habitation Clause, this pleasantly situated 3 bedroom semi-detached bungalow has the benefit of oil central heating and UPVC windows. Established gardens, open views, immediate vacant.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Half glazed UPVC front entrance door to:

HALLWAY

13' 8" x 3' 2" (4.17m x 0.97m) Radiator, ceiling light, doors arranged off to:

BEDROOM 1

11' 11" x 11' 2" (3.65m x 3.42m) UPVC window to the front elevation, ceiling light, radiator.

LOUNGE

12' 0" x 12' 2" (3.66m x 3.72m) UPVC window to the front elevation, radiator, ceiling light, open fireplace with ceramic tiled surround.



BEDROOM 2

10' 1" x 11' 2" (3.08m x 3.42m) Including fitted wardrobes. UPVC window to the side elevation, ceiling light, radiator.

BEDROOM 3

6' 11" x 6' 0" (2.12m x 1.83m) plus 4' 6" x 3' 11" (1.38m x 1.21m). Ceiling light, radiator, UPVC rear window.

KITCHEN

11' 6" x 9' 10" (3.51m x 3.00m) plus door recess. Fitted base cupboards and drawers, intermediate wall tiling, roll edged worktops, slim-line dishwasher, eye level wall cupboards, radiator, shelved storage cupboard housing the electricity meter and fuse box, glazed display cabinets, radiator, ceiling light.

BATHROOM

7' 3" x 5' 6" (2.23m x 1.70m) Three piece suite comprising panelled bath, wash hand basin, low level WC, Triton shower over the bath area, obscure glazed UPVC window, single bar heater radiator.

EXTERIOR

Lawned front garden with privet hedge to the front boundary, concrete service path, external electric light, side pathway, modern oil storage tank, established lawned garden to the side and rear, timber shed, coal bunker and outside light. Off-road parking for two cars at the side of the property.

AGRICULTURAL HABITATION CLAUSE

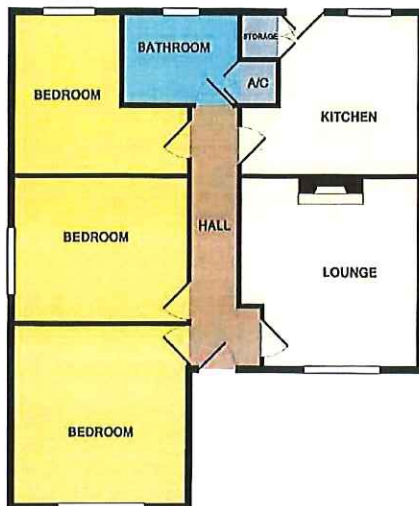
The property is sold subject to an Agricultural Habitation Clause whereby the occupation of the bungalows shall be limited to persons employed, or last employed, locally in agriculture or to their dependants.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road and at Pinchbeck Church turn left into Rose Lane. Continue taking the third left hand turning then veer left into Cherry Holt Lane, continue over the level crossing into Mill Green Road and proceed without deviation for just over a mile where upon the property is situated on the right hand side indicated by the Agents For Sale sign.

AMENITIES

Pinchbeck village is about a mile and a half from the property and offers a range of shops, public house, primary school, doctors surgery, Church etc. The well served market town of Spalding is 3.5 miles from the property and has a full range of facilities.



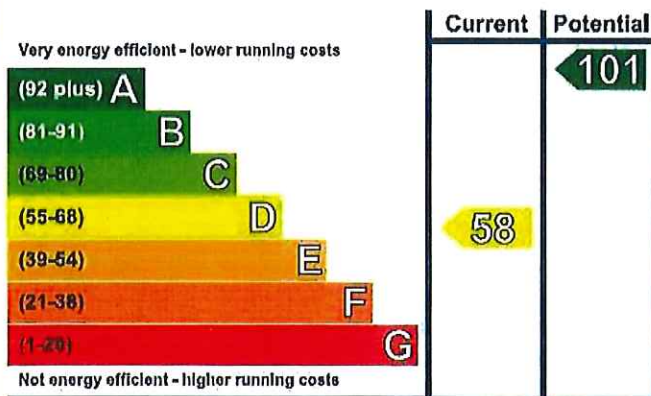
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapic 60017

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Energy Efficiency Rating



TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX Band A

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The Imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: S10039

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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APPENDIX J

PHOTOGRAPHS SHOWING 'FOR SALE' BOARD

