STATEMENT OF SUPPORTING INFORMATION IN CONNECTION WITH THE REMOVAL OF A CONDITION FOLLOWING ORIGINAL GRANT OF PLANNING CONSENT IN CONNECTION WITH

10 SOUTH DROVE
SPALDING COMMON
LINCOLNSHIRE
PE11 3BD

Submitted by:

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1. GENERAL BACKGROUND:

10 South Drove comprises a rurally located semi-detached 2 bedroom bungalow. It is located on South Drove, Spalding Common, on the south west outskirts of Spalding, the location of which is shown on the plan attached (Appendix A).

The bungalow was built in the late 1960's following consent being granted by the Holland County Council under Full Planning Application Reference No. SU/206/68 for a 'pair of semi-detached bungalows with garages and provision of vehicular access, at South Drove, Spalding', such consent being granted on the 6th February 1969 subject to conditions. A copy of the consent is attached hereto (Appendix B).

Amongst the conditions was the standard agricultural occupancy wording being Condition No. 1:

'The occupation of the dwellings shall be limited to persons employed, or last employed, locally in agriculture, as defined in section 221(1) of the Town and Country Planning Act 1962, or forestry, or dependants of such a persons residing with them, (but including a widow or widower of such a person)".

The reason given in the consent for that condition was:

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

The application and consent was based on the need for G Darley and Sons Ltd at that time, who were farmers in the Spalding and Pinchbeck area, and were required as dwellings for farm workers.

Mr Stan Buttress and his wife and family lived there continuously from 1969 until the passing away firstly of Mr Buttress and then his wife in 2014. Thus occupation complied with the condition. The property is now surplus to the needs of the farm.

The bungalow next door, remains occupied by the elderly wife of Mr Ted East, who together with his wife and family moved in at the same time as the Buttress family in 1969.

GENERAL BACKGROUND cont'd:

The farmland at South Drove, and the land at Mill Green, are now let out, with only the farmland near Sleaford is being farmed by the company.

The company is owned by the two company directors, who both have residences already, with no other employees.

2. DETAILS OF MARKETING

10, South Drove, Spalding Common has been marketed on behalf of the applicants G Darley & Sons Ltd during the period from August 2014 to August 2015, as follows:-

a) In our Spalding, Holbeach, and Bourne office windows
b) With a 'For Sale' Board at the premises
c) In the Lincolnshire Free Press periodically
d) In the Farmers Weekly nationally
e) On the Rightmove Website
f) On the Longstaff Website

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

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

3. ENQUIRIES RECEIVED

A number of enquiries were received during the marketing period and a list of these is attached (Appendix F).

In summary, whilst some actual offers (one of which was accepted and the sale reported to solicitors, but subsequently the purchaser withdrew), and many enquiries and tentative interest have been received, no one party came forward to progress an offer to completion, who was in a position to comply with the restrictive clause.

4. SALES PARTICULARS

Copies of the printed Sales particulars issued during the period of marketing are attached (Appendix G). The property was marketed at a price of £85,000, reflecting the existence of an Agricultural Habitation Clause.

5. CONCLUSION

Despite extensive marketing and significant exposure and notwithstanding enquiries (particularly through the Rightmove website), no interest was forthcoming from a party who could actually proceed. This was despite 12 months of marketing, where the property was freely exposed to the market at a price reflective of the presence of the condition.

10, South Drove, Spalding Common is a semi-detached 2 Bedroom bungalow, which whilst in need of some renovation, has no apparent faults.

Signed: _____

Annabel S Parkinson, BSc (Hons) MRICS
Messrs. R. Longstaff & Co
5 New Road
Spalding
Lincolnshire
PE11 1BS
Tel: 01775 765538 Email: annabel@longstaff.com

Dated this 17th day of September 2015. Ref: ASP/ Darley

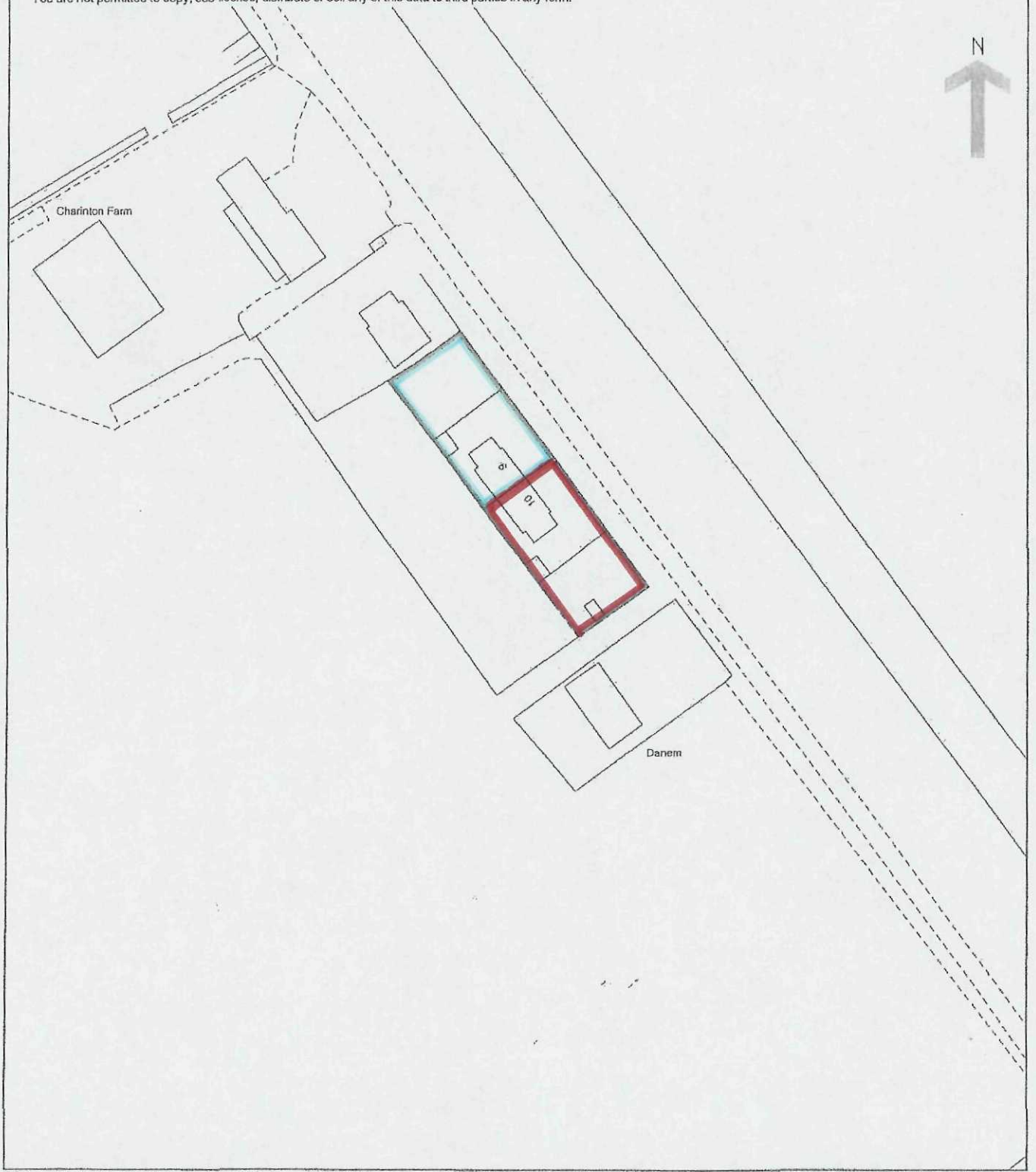
LIST OF APPENDICES

1.	APPENDIX A:	Location Plan.
2.	APPENDIX B:	Planning Consent Ref No: SU 206/68
3.	APPENDIX C:	Schedule of Advertising
4.	APPENDIX D	Copy of Advertisements
5.	APPENDIX E	Schedule of Rightmove viewings
6.	APPENDIX F	Schedule of enquiries
7.	APPENDIX G	Copies of Sales Particulars

Land Registry Official copy of title plan

Title number **LL349741**
Ordnance Survey map reference **TF2219NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Lincolnshire: South Holland**

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This official copy issued on 11 August 2014 shows the state of this title plan on 11 August 2014 at 11:20:56. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Kingston upon Hull Office.

APPENDIX B

Ref. No. SU 206/68

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Act, 1962

To G. Darley & Sons Ltd., G Darley & Sons
(per Mr. A.E. Ashworth,
"The Quoins", Castle Rise, Belmesthorpe, Stamford.)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 20th day of December, 1968 namely :— Pair of semi-detached bungalows, with garages and provision of vehicular accesses, at South Drove, Spalding.
South Drove, Spalding

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 :—

1. The occupation of the dwellings shall be limited to persons employed, or last employed, locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act, 1962, or forestry, or dependents of such persons residing with them (but including a widow or widower of such a person).

2. An adequate reversing bay or turning space shall be provided within the curtilage of each premises.

3. The applicants shall at their own expense and to the satisfaction of the local planning authority construct proper crossings over the highway margin from the development to the carriageway of the county road.

4. The developers shall not, in connection with the development hereby permitted, fill in, culvert or in any way obstruct any dyke or watercourse unless they shall first obtain the written consent of the local planning authority to the work; and the developers shall comply with such requirements or conditions as the local planning authority may impose in consenting to works affecting dykes or watercourses.

5. The ground floor level of the development shall not be less than ten inches below the level of the crown of the adjoining highway.

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

1. This proposal is sited in an area in which buildings, other than those connected with an agricultural need, would not be permitted.
2. In the interests of road safety.
3. To prevent damage to the highway margin.
4. To prevent damage to the land drainage system or interference with the rights of surface water drainage from the highway.
5. To meet the requirements of Spalding Urban District Council to avoid flooding.

Dated the 6th day of February 1969

Signed G. E. EDMONDSON JONES
Clerk of the County Council.

County Hall,
Boston.

APPENDIX C

SCHEDULE OF ADVERTISING

10 SOUTH DROVE,
SPALDING COMMON
LINCOLNSHIRE
PE11 3BD

20th March 2015	Farmers Weekly
24th March 2015	Lincolnshire Free Press
21st April 2015	Lincolnshire Free Press
19th May 2015	Lincolnshire Free Press
16th June 2015	Lincolnshire Free Press
14th July 2015	Lincolnshire Free Press
11th August 2015	Lincolnshire Free Press
1st September 2015	Lincolnshire Free Press

erty for sale

R MANNINGTREE, ESSEX



edroom detached house built n 1965 with an agricultural upancy restriction situated in ounds of around 5.5 acres. ceptions, Aga kitchen, utility, cloakroom, bathroom.
£499,500
ontact agents: Fenn Wright Signature 01206 507607 nail jdp@fennwright.co.uk

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oomed deatched rural property. rooms, biomass heating, set in res of pasture land including 1 acre lake.

£550,000 ono

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EVON - REGION of £400,000 a ell presented detached modern 4 ouse, subject to an agricultural ching rural views across rolling e to Exmoor. Gardens, double odern general purpose shed, sture land, 7 acres. Reply Phillips Dunn, Barnstaple 01271 327878 phillipsland.com

Business opportunities

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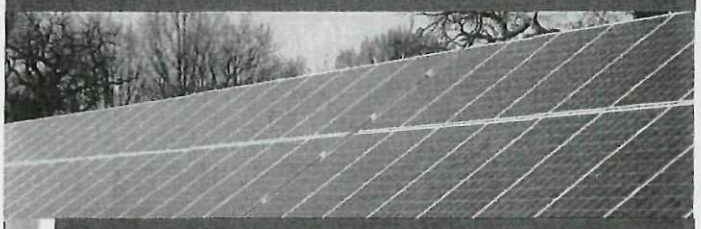
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20-22 April



Livestock buildings wanted for rent Midlands/East of England

Kite Consulting has a retained client looking to establish a large scale heifer rearing operation in the Midlands/East of England.

Buildings to rent with or without land will be considered, but use of land (arable or mixed farming) will be required for manure spreading.

For further details please contact:
Neil Blackburn on 07980 917555
or email:
neil.blackburn@kiteconsulting.com

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SPALDING
01775
766766

HOLBEACH
01406
422760



Superb spacious country house with no immediate neighbours. Fully renovated to a very high standard with accommodation including 4 bedrooms, 2 bathrooms, stunning open plan reception rooms, high quality fitted kitchen and utility; SELF CONTAINED ONE BEDROOM GROUND FLOOR ANNEXE, established landscaped grounds, WORKSHOP/MULTI PURPOSE BUILDING APPROX 20M X 11M, garage and work from home office. Open views. Inspection essential.

GOSBERTON £419,950



Elegant 1930's semi detached house offering extremely well appointed accommodation including reception hall, sitting room, dining room, large conservatory and fitted kitchen to the ground floor; 3 bedrooms and modern bathroom to the first floor. Gated off-road parking, garage and superb private generous sized rear gardens. Viewing absolutely essential. Energy efficiency rating E-45

PINCHBECK £182,500



Spacious appealing detached Victorian house in convenient town location. Private driveway currently for 2 cars but with potential for expansion, established private rear gardens. Gas centrally heated accommodation including 3 bedrooms and bathroom, 2 reception rooms, kitchen, walk-in pantry, utility room and separate WC. Inspection highly recommended. Energy efficiency rating E-50

SPALDING £249,999



Modern 3 storey semi-detached house with garage, conservatory and enclosed side and rear courtyard gardens. UPVC windows, oil central heating. Spacious accommodation including entrance hall, fitted kitchen, lounge, conservatory and cloakroom to the ground floor; 2 bedrooms and bathroom to the first floor; master bedroom with en-suite shower room to the first floor. Convenient for Spalding, Market Deeping and Peterborough. No onward chain.

DEEPING ST NICHOLAS £149,950



Nicely presented 3 bedroom detached bungalow situated in a cul-de-sac location in popular village. Accommodation comprising of entrance hallway, lounge diner, kitchen, shower room, 3 good sized bedrooms and conservatory. Enclosed rear gardens, multiple off-road parking with integral garage. NO CHAIN.

PINCHBECK £169,999



Semi-detached, three bedroom property in close proximity to Town Centre. Benefiting from spacious living accommodation, off street parking, garaging and out house facilities and enclosed front and rear gardens.

BOURNE £154,950



Spacious three bedroom semi-detached house built in 1949 with 2 reception rooms, galley kitchen, large utility room and shower room to the ground floor; 3 bedrooms and bathroom to the first floor. Situated in a semi-rural location with open aspects, enclosed west facing rear garden and ample parking. Convenient for Spalding, Market Deeping and Peterborough.

DEEPING ST NICHOLAS £139,950



Nicely presented three bedroom mid-terraced property situated close to the town centre. Accommodation comprising of entrance hallway, lounge, dining room, kitchen, 3 bedrooms and family bathroom. Enclosed low maintenance rear garden. Viewing Recommended.

SPALDING £155,000



Deceptively spacious modern detached bungalow with reception hall, lounge, conservatory, fitted kitchen, dining area, utility room, cloakroom, 4 bedrooms (1 with en-suite) and bathroom. Driveway and garage. Fully enclosed SOUTH FACING rear gardens. Popular village location. Mains gas central heating and UPVC windows. Current Energy Rating D - 66.

COWBIT FIXED PRICE £197,000



4 bedroom detached house in popular residential area with ANNEXE POTENTIAL offering lounge and utility/kitchen area. Extensive accommodation comprising entrance hallway, lounge, dining room, kitchen, cloakroom and sun room. Master bedroom with dressing room and en-suite shower room, 3 further bedrooms and family bathroom to the first floor. Gas central heating. Viewing essential to appreciate the accommodation the property offers.

SPALDING £224,950



Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

SPALDING £85,000



Nicely presented 3 bedroom detached bungalow situated in a semi-rural location with open aspect to the rear. Accommodation comprises of entrance hallway, lounge, dining room, breakfast kitchen, 3 double bedrooms (dressing room and en-suite to the master) and family bathroom. Double garage. Full UPVC double glazed windows and doors. UPVC fascia and guttering. Oil fired central heating. No chain.

GOSBERTON RISEGATE £174,995



OPEN DAY SATURDAY 11 TH APRIL 10AM-12 Noon NO APPOINTMENT NEEDED

SPALDING £169,995



Nicely presented 3 bedroom semi-detached house situated on a corner plot with full UPVC double glazing with accommodation comprising of entrance hall, lounge, kitchen, dining room, 3/4 bedrooms and family bathroom. Good sized gardens, off road parking and garage.

MOULTON SEAS END £132,995



Extensive and versatile ground floor accommodation with this spacious 4 bedroom detached family house in popular non-estate location. 4 bedrooms, 4 reception rooms, essential annexe, full size snooker room, ample parking and generous sized gardens. Convenient for local schools and the town centre. Energy Efficiency rating D-56

SPALDING £315,000



Modern 4 bedroom detached house with double garage. Spacious 2 storey accommodation with established gardens. Popular village location. Convenient for Spalding and Peterborough. Energy efficiency rating D-66

MOULTON CHAPEL £215,000



Imposing individual detached family house in central village location with ample parking and 2 garages. Mature established gardens. Spacious accommodation including 4 bedrooms and family bathroom. Inspection highly recommended. Energy efficiency rating E-51

MOULTON SEAS END £249,950



Superb 3 bedroom detached house dating to the 1800's extensively improved over the years by the current owners with reclaimed brick work, timbers etc. Situated on a sought after non-estate location within Conservation village. Established gardens, gated driveway with ample parking and double garage. Spacious well appointed accommodation including 4 reception rooms, kitchen, utility, cloakroom, 3 bedrooms (1 with en-suite) and family bathroom. Viewing highly recommended. Energy efficiency rating C-63

BROAD LANE, MOULTON £415,000



Three bedroom semi-detached house, located close to town. Accommodation comprising of entrance lobby, lounge, dining room, kitchen, cloakroom, utility, 3 bedrooms and bathroom. Off-road parking and established rear gardens. Viewing recommended. Energy efficiency rating E-42

SPALDING £135,000



Three bedroom detached property with accommodation comprising of entrance hall, lounge, kitchen diner, cloakroom, 3 bedrooms and family bathroom. Enclosed rear garden, detached brick built garage with off-road parking. Viewing recommended. Energy efficiency rating C-77

QUADRING £122,995



Spacious modern detached family house with open south facing views to the rear. Ample parking, double garage, established gardens including outdoor entertaining/barbeque area. Well appointed accommodation including entrance porch, reception hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory/living room, master bedroom with en-suite, 3 further bedrooms and bathroom. Inspection highly recommended.

GOSBERTON RISEGATE £249,950



Imposing highly individual detached former Independent Congregational Chapel, which was originally constructed in 1840, remodelled and enlarged in 1860 and converted to a residential use in 2005. Significant spacious accommodation with character features throughout, 4 bedrooms (4 with en-suite shower rooms), family kitchen/dining room, dining room and kitchen. Established grounds with ample parking, double garage, conservatory area with hot tub, pond, tall ornamental steeple. Current Energy Rating E-51

PINCHBECK £360,000



Nicely presented two bedroom semi-detached house with entrance lobby, lounge with wood burning stove, recently refitted kitchen, direct 2 double bedrooms and recently refitted bathroom. Front gardens, off-road parking to the rear garage and shed. Off-set garden to the rear. Planning permission for double storey extension to the side of the property (now lapsed but plans available so could be supplied for).

MOULTON £132,995



Nicely appointed 3 bedroom detached house with accommodation comprising of entrance hall, lounge diner, kitchen, breakfast room, sun room, downstairs cloakroom to the ground floor; 3 bedrooms and family bathroom to the first floor. Gardens to the front, side and rear, single garage. No Chain. Viewing highly recommended. Energy efficiency rating D-64

SPALDING £169,995



Semi-detached cottage in rural location with driveway, front and rear gardens and open views. Recently rewired and part UPVC double glazed but would benefit from further modernisation and improvement. Sitting room, dining kitchen, galley/utility, 2 bedrooms and first floor bathroom, 2 small brick stores. No onward chain.

MOULTON MARSH £99,950



Unique Grade II listed barn conversion with character accommodation comprising kitchen, dining area, lounge, wet room/bathroom and bedroom. Balcony leading off the bedroom. Enclosed low maintenance rear garden with decking area. Central town location. Energy efficiency rating E-51

SPALDING £124,995



Immaculately presented detached 3 bedroom house in favoured residential location convenient for Spalding town centre and all amenities. Established terrace, driveway and garage. Fully refurbished with UPVC windows and gas central heating. Reception hall, sitting room, dining room, modern fitted kitchen, 3 bedrooms and bathroom. Inspection highly recommended. Energy efficiency rating D-63

SPALDING £205,000



Elegant Grade II listed Country Residence with the original part believed to date to 1843 but for the Ghost Family with the addition of a superb Georgian façade. Extremely private mature grounds extending to approximately 3 acres in total with formal gardens, paddocks, a well stocked lake and numerous mature trees. Extensive outbuildings including stables and cock room plus attached self contained cottage. Tastefully appointed with many original features.

DONINGTON GUIDE PRICE £850,000

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SPALDING
01775
766766

HOLBEACH
01406
422760





Immaculately 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.

SPALDING £350,000





Nicely presented 3 bedroom semi-detached house situated on a corner plot with full UPVC double glazing with accommodation comprising of entrance hall, lounge, kitchen, dining room, 3/4 bedrooms and family bathroom. Good sized gardens, off road parking and garage.

MOULTON SEAS END £132,995



Traditional detached four bedroom house with outbuildings set in total of 4.06 acres (subject to contract) offering an excellent opportunity for an equestrian property. VIEWING ESSENTIAL

OLD LEAKE £219,950




Superb 5 bedroom detached house dating to the 1030's extensively improved over the years by the current owners with reclaimed brick work, timbers etc, situated in a sought after non-estate location within Conservation village. Established gardens, gated driveway with ample parking and double garage. Spacious well appointed accommodation including 4 reception rooms, kitchen, utility, cloakroom, 5 bedrooms (2 with en-suite) and family bathroom. Viewing highly recommended. Energy efficiency rating C-69

BROAD LANE, MOULTON £415,000



Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

SPALDING £65,000





Superbly appointed spacious modern detached house with 3 double bedrooms (1 en-suite) and bathroom. Reception hall, living room, dining room, conservatory, kitchen, utility room, cloakroom. Private enclosed rear gardens, driveway and garage. Inspection highly recommended.

SPALDING £179,995





Link detached 3 bedroom house with accommodation comprising of entrance hallway, lounge, kitchen diner, 3 bedrooms and family bathroom. Enclosed rear garden, garage with driveway (located to the rear of the property). No Chain.

SPALDING £137,950





Deceptively spacious detached bungalow with living room, large kitchen diner, conservatory, 2 double bedrooms and shower room. Block paved driveway, established enclosed gardens. Gas central heating, UPVC windows. Popular residential location. No onward chain.

SPALDING £145,000



Elegant 1930's semi detached house offering extremely well appointed accommodation including reception hall, sitting room, dining room, large conservatory and fitted kitchen to the ground floor, 3 bedrooms and modern bathroom to the first floor. Gated off-road parking, garage and superb private generous size rear gardens. Viewing absolutely essential. Energy efficiency rating E-45

PINCHBECK £179,950



Nicely presented period property situated within walking distance of the town centre. Good sized accommodation comprising of: Entrance hall, lounge, dining room, shag pile carpet, kitchen breakfast room, cellar, lobby, cloakroom, utility room, first floor landing, 3 bedrooms with master En-suite and family bathroom, enclosed rear gardens. NO CHAIN.

SPALDING £269,995





Well proportioned 4 bedroom detached house situated in favoured residential location close to Spalding town centre. Entrance Hall, 3 Reception Rooms, Conservatory, Breakfast Kitchen, Utility, Cloakroom to the ground floor, galleried landing, 4 bedrooms (1 with en-suite) and family bathroom to the first floor. Off road parking with turning bay, single garage and gardens to the front and rear. No onward chain. Viewing recommended.

SPALDING £299,995





Immaculately presented detached cottage situated on the outskirts of Holbeach but within easy reach of amenities and bus route. Set in approximately half an acre (ists) of mature gardens with ample off road parking, two garages this property really must be seen to appreciate all it has to offer. Accommodation comprising Lounge, Dining Room, Farmhouse Kitchen, Three Bedrooms, Bathroom and Wet Room/utility. Gas Central Heating and UPVC double glazing. Energy Efficiency Rating: TBC

FLEET £269,950



Superbly presented one bedroom bungalow with accommodation comprising Entrance Hall, Lounge, Sun Lounge, Kitchen and Shower Room. The property has been fully refurbished with brand new kitchen, shower room, boiler, carpets, decor & electrics. No onward chain! Energy Efficiency: TBC

HOLBEACH £122,950



SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE. Detached bungalow built circa 1990 with driveway, ample parking and integral garage. Reception Hall, Three Bedrooms, one with En-Suite wet room, Breakfast Kitchen, Sitting room, Bathroom, Rear Porch/Utility Area, Open views to the front and rear, oil central heating, sealed unit double windows (timber frames). Energy Efficiency: TBC

SUTTON ST JAMES £145,000



Well presented modern detached bungalow pleasantly situated with views of open farmland. Accommodation comprising Kitchen Breakfast Room, Lounge Diner, Three Bedrooms and Family Bathroom. The property benefits from UPVC double glazed windows and doors throughout, off-road parking for several vehicles, attached single garage, detached workshop and private enclosed rear gardens. Energy Efficiency Rating: E

HOLBEACH ST MARKS £145,000



Don't miss this rare opportunity to acquire this Established Chalet style property pleasantly situated on the edge of Holbeach with views of open farmland. Spacious accommodation comprising: L-shaped Lounge Diner, Kitchen Breakfast Room, Utility, Cloaks, Five Bedrooms and Bathroom. The property benefits from a blown air gas fired heating system, good sized plot, off road parking and single garage. Requires updating. Energy Efficiency: TBC

HOLBEACH £230,000



Detached bungalow in popular cul-de-sac location within easy walking distance to town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Kitchen, Utility/Breakfast Room, Two Bedrooms & Bathroom. Established private rear garden, driveway & garage. UPVC windows, gas central heating. Viewing highly recommended. NO ONWARD CHAIN! energy efficiency Rating D.

HOLBEACH £139,950



Modern detached bungalow ideal for retirement/disabled buyers. Gated parking to the front, small enclosed low-maintenance garden to the rear. Accommodation comprising Entrance Hall (wheel chair friendly), fitted Kitchen, Lounge, Two Double Bedrooms & bespoke Wet Room. Inspection highly recommended. Energy Efficiency Rating: C

SUTTON ST JAMES £149,995





Peace and tranquility are what's on offer with this property, which is set on a quiet lane and surrounded by open farmland with panoramic views. Versatile and spacious with linked self contained annexe, this property would suit those needing adjoining accommodation for a relative. Accommodation totalling Three Reception Rooms, Two Kitchens, Four Bedrooms and Two Bathrooms!!, Double Garage, Private Gardens to all aspects, UPVC double glazing, Oil Fired Central Heating. MUST BE SEEN! Energy Efficiency: E

SARACENS HEAD £250,000



PICTURESQUE AND CHARACTERFUL! Charming detached cottage set on 1.6 acres (STS), rural village location with easy access to Peterborough and commuter links to London. Equestrian facilities including Stable Block (incorporating four/five stables), Wash Area, Hay Stores, Tack Room, Ménage/Manège and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Ample parking, enclosed garden, Gas Central Heating. NO ONWARD CHAIN! MUST BE SEEN! Energy Efficiency: E

HOLBEACH DROVE £220,000



Recently updated & modernised two bedroom bungalow in popular cul-de-sac location close to Holbeach town centre amenities. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Two Bedrooms, Dining Room to rear, Breakfast Kitchen, Utility Room, re-fitted Bathroom. Established front & rear gardens, driveway & garage, UPVC windows & doors, recently replaced gas boiler, new carpets and décor throughout. NO ONWARD CHAIN! Energy Efficiency Rating: D

HOLBEACH £162,500



Fine built bungalow in popular residential location. Recently updated by the current vendors to include newly fitted central heating, UPVC double glazing, Combi & Leisure Kitchen & Bathroom and flooring. Accommodation comprising Lounge, Kitchen, Utility/Breakfast Room, Two Double Bedrooms and Re-fitted Shower Room. Benefiting from a Gas Fired central heating system, UPVC windows and doors, Generous sized plot with secure parking for several cars/motorhomes and single garage. MUST BE SEEN! Energy Efficiency Rating: D

HOLBEACH £175,000



Traditional detached farmhouse circa 1930 with oil central heating and sealed unit double glazing. Rural location with overall site extending to approx. 2 acres (STS), extensive parking, brick workshop/garage, open bay store, further buildings incorporating dog run. Three Reception rooms, Kitchen Diner, Utility Room, Cloakroom, Three Bedrooms & Bathroom. Inspection highly recommended. Energy Efficiency: TBC

SUTTON ST JAMES £260,000



Pleasant three bedroom town house with well appointed accommodation, including Entrance Hall, Cloakroom, Kitchen Diner and Lounge to the ground floor, Master Bedroom with En-suite shower Room, Two Further Bedrooms and Bathroom to the first floor. Low maintenance enclosed rear garden, garage & parking space. Ideal for First Time Buyers/Investment Property. Energy Efficiency Rating: C

SUTTON BRIDGE £137,950





Fully refurbished traditional red bricked terraced cottage in pleasant village location. Generous sized established rear gardens, on street parking (with an option to rent 1 or 2 parking spaces from the neighbour). UPVC double glazing, night storage heaters. Convenient for Peterborough (11 miles), Stamford (22 miles) and the Norfolk Coast (40 miles). NO ONWARD CHAIN. Energy Efficiency Rating: TBC

WHAPLODE DROVE £110,000

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SPALDING
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HOLBEACH
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Nicely presented 2 bedroom semi-detached house with accommodation comprising of entrance hallway, lounge, kitchen, downstairs cloakroom, 2 bedrooms and family bathroom. Enclosed rear gardens, allocated off-road parking.

SPALDING £129,995



Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

SPALDING £85,000





Nicely presented 2 bedroom semi-detached house with accommodation comprising of entrance hallway, lounge, kitchen, downstairs cloakroom, 2 bedrooms and family bathroom. Enclosed rear gardens, allocated off-road parking.

SPALDING £169,995





Superbly presented 4 bedroom detached house with full UPVC double glazing and gas central heating. Accommodation comprising of entrance hallway, kitchen diner, lounge, conservatory, study/office, dining room, cloakroom to the ground floor; 4 double bedrooms (1 with en-suite) and family bathroom to the first floor. Double garage with multiple off-road parking, enclosed rear gardens.

COWBIT £279,995



Three bedroom detached property with accommodation comprising of entrance hall, lounge, kitchen diner, cloakroom, 3 bedrooms and family bathroom. Enclosed rear garden, detached brick built garage with off-road parking. Viewing recommended. Energy efficiency rating C-77

QUADRING £122,995





Superbly presented character cottage dating back to the 17th Century. Private driveway, extensive grounds totalling approximately 2 acres (STS), detached double garage with utility to the rear. Accommodation comprising of entrance hallway, cloakroom, lounge, dining room, kitchen, 2nd reception room, conservatory and office to the ground floor; 4 good sized bedrooms (en-suite to the master) and family bathroom to the first floor.

QUADRING £399,995





Boasting 2 reception rooms and 2 double bedrooms, this deceptively spacious detached bungalow has 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 efficiency rating E-53.

DEEPING ST NICHOLAS £173,000



A superb period property offering well appointed accommodation throughout to include 4 double bedrooms, 3 reception rooms, breakfast kitchen, ground floor shower room, family bathroom and en-suite to master bedroom. The property sits in beautifully appointed gardens and is in convenient location for all local amenities. Internal inspection is a must to appreciate the standard and size of the accommodation offered.

PINCHBECK OFFERS IN EXCESS OF £250,000




Nicely presented 3 bedroom semi-detached house situated on a corner plot with full UPVC double glazing with accommodation comprising of entrance hall, lounge, kitchen, dining room, 3/4 bedrooms and family bathroom. Good sized gardens, off road parking and garage.

MOULTON SEAS END £129,995





WHAPLODE ST CATHERINE £245,000



Spacious modern detached family house with open south facing views to the rear. Ample parking, double garage, established gardens including and rear watercompatherapy area. Well appointed accommodation including entrance porch, reception hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory/living room, master bedroom with en-suite, 3 further bedrooms and bathroom. Inspection highly recommended.

GOSBERTON RISEGATE £249,950





Modern semi detached house pleasantly situated overlooking the green. Accommodation comprising Entrance Hall, Kitchen, Lounge Diner, Conservatory, Cloakroom, Three Bedrooms and Bathroom, benefiting from: UPVC double glazing throughout, oil fired central heating system, attached single garage and off-road parking for up to 3 vehicles. NO ONWARD CHAIN. Energy Efficiency: TBC

SUTTON ST JAMES £139,999

Detached family house, with separate one bed annexe. Good sized plot with lawn, side and rear gardens including private garden for the annexe. Accommodation to include Sitting Room, Large Kitchen Dining room, Sun Lounge and Utility/Cloakroom. Master Bed with En Suite with a Jet Force Sonic, Two further Double Bed and Family Bathroom. Annexe with Lounge, Dining Area, Kitchen, Utility, Bedroom, Bathroom and Separate Cloakroom. Double Garage, block paved driveway. Norway Essential. Energy Efficiency Rating D. Annexe E

HOLBEACH £399,995






Beautifully presented Grade II listed Georgian Town House dating to Circa 1810, pleasantly situated within the conservation area in this popular market town and within easy walking distance of schools and amenities. Sympathetically refurbished to a high standard by the current vendors with accommodation split over four floors. Lower Ground Floor comprising Family Room, Breakfast Kitchen, Garden Room, Utility and Cloaks, Ground Floor comprising Sitting Room and Formal Dining Room, First Floor comprising Master Bedroom with En Suite Bathroom, Bedroom Two and Family Bathroom, Second Floor comprising Two further Double Bedrooms and large landing area. To the rear there is off road parking for several vehicles and beautifully landscaped private gardens. Viewing Essential!

LONG SUTTON £269,950




Well presented modern detached bungalow pleasantly situated with views of open farmland. Accommodation comprising Kitchen Breakfast Room, Lounge Diner, Three Bedrooms and Family Bathroom. The property benefits from UPVC double glazed windows and doors throughout, off-road parking for several vehicles, attached single garage, detached workshop and private enclosed rear gardens. Energy Efficiency Rating E.

HOLBEACH ST MARKS £145,000



Pleasantly situated on the outskirts of Holbeach town centre with extensive views of open farmland and views of Holbeach Church to the south, this property is not to be missed. Spacious accommodation to include Lounge, Kitchen Diner, Three Room, Utility/Cloakroom, Five Bedrooms with En Suite to the master and Family Bathroom. Generous plot, extensive off road parking, detached double garage, oil fired central heating. Requires some updating. CALL NOW TO VIEW! Energy Efficiency Rating E

HOLBEACH £249,950





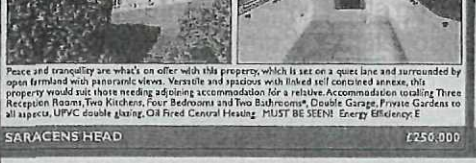
Detached character cottage in rural location with open views and good sized enclosed gardens. Spacious accommodation comprising large sitting room, lounge, kitchen breakfast room, large conservatory, shower room/utility, cellar, studio/workshop, four bedrooms, large landing area and family bathroom. Detached double garage, small outbuildings, good sized gardens and ample off road parking. NO ONWARD CHAIN, MUST BE SEEN! Energy Efficiency Rating E.

SARACENS HEAD £299,950



PICTURESQUE AND CHARACTERFUL! Charming detached cottage set on 1.8 acres (STS), rural village location with easy access to Peterborough and commuter links to London. Expansive features including Stable Block (incorporating Four 13 x 13 stables), Wash Area, Hay Stores, Tack Room, Floodlit Manege and Three Paddocks. Accommodation comprising Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Ample parking, workshop/garden. Cat Central Heating NO ONWARD CHAIN! MUST BE SEEN! Energy Efficiency: E

HOLBEACH DROVE £220,000



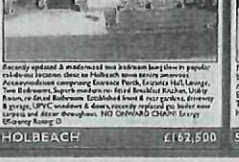
Peace and tranquillity are what's on offer with this property, which is set on a quiet lane and surrounded by open farmland with panoramic views. Versatile and spacious with linked self contained annexe, this property would suit those needing adjoining accommodation for a relative. Accommodation totalling Three Reception Rooms, Two Kitchens, Four Bedrooms and Two Bathrooms*, Double Garage, Private Gardens to all aspects, UPVC double glazing, Oil Fired Central Heating. MUST BE SEEN! Energy Efficiency: E

SARACENS HEAD £250,000



Detached cottage built in 1869 requiring refurbishment throughout. Good sized accommodation comprising Entrance Lobby, Kitchen, Breakfast Room, Lounge, Dining Room, Bedroom and Four Bedrooms. UPVC Double Glazing, Oil Fired Central Heating. Good sized plot with extensive views of open farmland to the rear. NO ONWARD CHAIN! Energy Efficiency: TBC

HOLBEACH BANK £177,500



Recently updated & modernised two bedroom bungalow in popular residential location close to Holbeach town centre amenities. Accommodation comprising Entrance Porch, Exquisite Hall, Lounge, Two Bedrooms, Superb modern re-fitted Breakfast Kitchen, Utility Room, re-fitted Bathroom. Established front & rear gardens, driveway & garage. UPVC windows & doors, recently replaced gas boiler, new carpets and décor throughout. NO ONWARD CHAIN! Energy Efficiency Rating: D

HOLBEACH £162,500



Modern detached bungalow ideal for retirement/disabled buyers. Gated parking to the front, small enclosed low maintenance garden to the rear. Accommodation comprising Entrance Hall (wheel chair friendly), fitted Kitchen, Lounge, Two Double Bedrooms & bespoke Wet Room. Inspection highly recommended. Energy Efficiency Rating: C

SUTTON ST JAMES £137,500

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Elegant Grade II listed Country Residence with the original part believed to date to 1645 built for the Gleed Family with the addition of a superb Georgian façade. Extremely private mature grounds extending to approximately 9 acres in total with formal gardens, paddocks, a well stocked lake and numerous mature trees. Extensive outbuildings including stables and tack room plus detached self contained cottage. Tastefully appointed with many original features.

DONINGTON GUIDE PRICE £825,000



Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

SPALDING £85,000





* Specialist Equestrian Property * Just over 14 acres * Paddocks * Stables * Dressage arena 60m x 23m * FLOODLIT ALL WEATHER MENAGE * 2nd menage 34m x 18m * Ample Parking * Modern 4 bedroom detached house with attached 4 car garage * Pleasant rural location * EQUESTRIAN OCCUPANCY CLAUSE *

TYDD ST GILES £625,000





Nicely presented 4 bedroom semi detached property with accommodation comprising of entrance hallway, cloakroom, kitchen, lounge diner, first floor landing with 3 bedrooms and family bathroom, second floor with master bedroom and en-suite. Enclosed rear gardens and double garage. NO CHAIN , MUST VIEW TO APPRECIATE THE PROPERTY!

SPALDING £164,995





* Superbly presented 4 bedroom executive detached house * Double Garage * Entrance Hall * Lounge * Kitchen - Breakfast Room * Study * Dining Room * Cloakroom * 4 Double Bedrooms * En-suite to Master * Family Bathroom * Mature Rear Gardens with Open Views * Full UPVC Double Glazing * Gas Central Heating *

COWBIT £289,995



* Modern semi detached house * Lounge/Diner * Kitchen * Conservatory * 2 Bedrooms * Bathroom * Ample off - road parking * Detached Garage * Larger than average established enclosed gardens * Sealed unit double glazed windows * Electric Heaters * NO ONWARD CHAIN *

WEST PINCHBECK £117,500





Nicely presented period property situated within walking distance of the town centre. Good sized accommodation comprising of Entrance hall, lounge, dining room, snug, cellar room, kitchen breakfast room, outer lobby, cloakroom, utility room, first floor landing, 5 bedrooms with master En-suite and family bathroom, enclosed rear gardens. NO CHAIN.

SPALDING £259,995





* Executive five bedroom detached house built in 2002 in popular residential location * 5 bedrooms * 2 bathrooms * 3 reception rooms * larger than average garage * driveway * private established larger than average rear gardens * immaculately presented throughout * Inspection highly recommended *

SPALDING £264,995



* Detached bungalow in popular convenient location * ample parking * established gardens * UPVC windows * gas central heating * lounge / diner * kitchen, utility / store * Energy rating D65 *

SPALDING OIRO £150,000




Superbly presented 3 bedroom bungalow situated in a popular location and close to local amenities and primary school. The accommodation comprises of entrance hallway, lounge, NEWLY FITTED kitchen, conservatory/sun lounge, 3 bedrooms and NEWLY FITTED family bathroom. Single garage and enclosed rear garden. NO CHAIN. Viewing recommended.

SPALDING £172,950

Individual 3 bedroom detached house set on a good sized plot with accommodation comprising of entrance hall, lounge, sun room, dining room, breakfast room, kitchen, cloakroom and utility to the ground floor/ 3 bedrooms and family bathroom to the first floor. Multiple off-road parking with generous gardens to the front and rear. No Chain.

LOW ROAD, SPALDING £164,995





* Substantial red brick Edwardian semi-detached house * Town Location * Entrance Hall * Sitting Room * Dining Room * Kitchen * Utility Room * Shower Room * 3 Bedrooms * Bathroom * Enclosed courtyard style garden * On street parking * Gas Central Heating * Sash Windows * INSPECTION HIGHLY RECOMMENDED *

SPALDING £154,500

Superbly presented one bedroom bungalow with accommodation comprising Entrance Hall, Lounge, Sun Lounge, Kitchen and Shower Room. The property has been fully refurbished with brand new kitchen, shower room, boiler, carpets, decor & electrics. No onward chain! Energy Efficiency:TBC

HOLBEACH £119,950



Semi-detached Three Bedroom house with Gas Central Heating and UPVC windows. Enclosed Rear Garden, Driveway and Garage. Entrance Hall, Lounge, Dining Kitchen, Cloakroom, small UPVC Conservatory. Three Bedrooms and Bathroom. REQUIRES SOME UPDATING AND DECOR, NO ONWARD CHAIN! Energy Efficiency:D

HOLBEACH £135,000





Fully modernised and extremely versatile detached four bedroom bungalow in convenient semi rural location with extensive parking, double garage, large workshop and established secluded grounds measuring approximately 1 acre in total (stc), including a potential paddock with separate access from the adjacent Hurdlestree Bank. Recently modernised, fully double glazed, replacement UPVC fascias and soffits, modern central heating system. Inspection highly recommended. Energy Efficiency Rating D.

HOLBEACH FEN OFFERS OVER £335,000



Superbly presented 4 bedroom detached house with double garage situated in a cul-de-sac location. Full UPVC double glazed windows and doors. Accommodation comprises entrance hallway, lounge, conservatory, dining room, study/bedroom 5, cloakroom, kitchen/breakfast room to the ground floor/ galleried landing 4 double bedrooms (en-suite to master) and family bathroom to the first floor. Enclosed rear garden. Energy Efficiency Rating C.

HOLBEACH £254,995



Westhouse style home, pleasantly situated on the popular established site of Manea Orchard Park, 4 miles from Harbesch. Well appointed static home with open plan Living & Kitchen Dining area, Inner Hallway, Master Bedroom with En-suite Cloakroom, Second Bedroom & Shower Room. Ideally situated for fishing/cycling/walking, private established garden & off-road parking for two cars. Site operates on 11 month occupancy rule.

HOLBEACH FEN £29,995



Charmingly detached bungalow having been recently modernised throughout, on the outskirts of Gedney Hill, situated on a plot extending to approx. 1/3 acre (STS), double garage, generous driveway providing ample off-road parking, views of open farmland. Accommodation comprising Entrance Hall, Inner Hallway, Side Entrance Lobby, Lounge, Kitchen Diner, Utility Room, Conservatory, Two Double Bedrooms, En-suite to Master, Bedroom Three/Study & Family Bathroom. Energy Efficiency Rating E.

GEDNEY HILL £245,000




Individually designed, spacious and versatile detached residence with superb mature established grounds of approx. 0.5 acres (STS). Entrance porch, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Garden Room, Bathroom & Two Bedrooms to the ground floor. Master Bedroom with En-suite, Two Further Bedrooms & Bathroom to the first floor. Ample parking, detached double garage. MUST BE SEEN! Energy Efficiency: E

FLEET £425,000

Nicely presented 2 bedroom detached bungalow with garage, multiple off-road parking and low maintenance rear garden. Accommodation comprises of entrance hallway, lounge, kitchen breakfast room, 2 double bedrooms and bathroom. Energy Efficiency Rating C.

WHAPLODE £139,995



Exceptionally spacious modern detached bungalow with accommodation comprising Lounge Diner, Kitchen Diner, Three Double Bedrooms with En Suite to the Master and Family Bathroom. Benefiting from UPVC double glazed windows and doors, gas central heating, single garage, good sized private enclosed rear garden. Viewing recommended Energy Efficiency Rating D.

GEDNEY £173,500





Detached family house built in 1926 offering good sized accommodation with potential for further improvement. Three to Four Double Bedrooms, Large Bathroom, Three Reception Rooms, Kitchen and Utility. Parking for numerous vehicles including detached Triple Garage, large private enclosed rear garden/s. Gas central heating. MUST BE SEEN TO APPRECIATE, NO ONWARD CHAIN! Energy Efficiency Rating TBC

SUTTON BRIDGE £239,950




Semi fully renovated Grade II listed Georgian town House dating to Circa 1826 pleasantly situated within the conservation area in this popular market town and within easy walking distance of schools and amenities. Sympathetically refurbished to a high standard by the current vendors with accommodation split over four floors. Lower Ground Floor comprising Family Room, Breakfast Kitchen, Garden Room, Utility and Cloaks. Ground Floor comprising Entry Room and formal Dining Room. First Floor comprising Master Bedroom with En Suite Bathroom, Bathroom Two and Family Bedroom. Second Floor comprising two further Double Bedrooms and Entry Landing area. To the rear there is off road parking for several vehicles and beautifully landscaped private gardens. Viewing Essential

LONG SUTTON £269,950



Extended & improved detached family home conveniently situated for access to Holbeach town centre and schools. Accommodation comprising Lounge, Study, Kitchen Diner, Utility, Cloakroom, Four Double Bedrooms with Two En-suites & Family Bathroom, benefiting from UPVC double glazed windows & doors throughout, single garage, off-road parking, good sized enclosed rear garden, large lawn garden, security alarm, CCTV and gas central heating. NO ONWARD CHAIN. Energy efficiency: C

HOLBEACH £249,950



SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE. Detached bungalow built circa 1910 with driveway, ample parking and integral garage. Reception Hall, Three Bedrooms, one with En-Suite wet room, Breakfast Kitchen, Sitting room, Bathroom, Rear Porch/Utility Area, Open views to the front and rear, oil central heating, sealed unit double windows (timber frames). Energy Efficiency: TBC

SUTTON ST JAMES £145,000



Three bedroom detached house with UPVC windows and gas central heating in convenient town location. Ample off-road parking, garage, established front gardens, enclosed patio style garden to the rear. Entrance Hall, Lounge, Dining Room, Kitchen, Utility room, Cloakroom, Three Bedrooms and Bathroom. NO ONWARD CHAIN! Energy Efficiency Rating C

HOLBEACH £159,950

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NEW



Elegant detached 1950's house in non-estate location within popular well served village. Generous sized established gardens, block paved driveway and garage. UPVC windows, oil central heating. Reception hall, sitting room, dining room, fitted kitchen, side entrance with laundry room and separate WC to the ground floor; 3 bedrooms and bathroom to the first floor. No onward chain.

PINCHBECK £189,950

NEW



* Modern semi detached house * Lounge/Diner * Kitchen * Conservatory * 2 Bedrooms * Bathroom * Ample off - road parking * Detached Garage * Larger than average established enclosed gardens * Sealed unit double glazed windows * Electric Heaters * NO ONWARD CHAIN *

WEST PINCHBECK £117,500

NEW



Stunning individual detached property in quiet private location with extensive driveway and double garage. Mature established grounds of approximately 0.75 acres (STS). 5 double bedrooms, 3 bathrooms incorporating potential first floor annexe, 32' first floor games/cinema room. Must be viewed to be appreciated.

DONINGTON £385,000

NEW



Situated in a quiet popular village location this superbly presented 3 bedroom bungalow has accommodation comprising entrance hallway, lounge, kitchen diner, utility, master bedroom with en-suite, 2 further bedrooms and family bathroom. Detached brick single garage and ample parking. Enclosed rear gardens. Gas central heating. Viewing highly recommended.

MOULTON £245,000

URGENTLY REQUIRED

DUE TO RECORD SALES WE URGENTLY REQUIRE PROPERTIES UPTO 200 K FOR WAITING BUYERS



Nicely presented 3 bedroom semi-detached house situated on a corner plot with full UPVC double glazing with accommodation comprising of entrance hall, lounge, kitchen, dining room, 3/4 bedrooms and family bathroom. Good sized gardens, off road parking and garage.

MOULTON SEAS END £129,995

NEW



Superbly presented 5 bedroom detached house situated on a corner plot with double integral garage. Accommodation comprising of entrance hallway, lounge, dining room, kitchen diner, utility room and cloakroom to the ground floor; 5 bedrooms (2 with en-suites) and family bathroom to the first floor. Full UPVC double glazing, fascias and gutters. Viewing highly recommended.

SPALDING £285,000



Immaculately 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.

SPALDING £345,000

NEW PRICE



2 bedroom mid-terraced property with front and rear gardens and allocated parking. Accommodation comprising of entrance hallway, lounge, kitchen, 2 double bedrooms and family bathroom. NO CHAIN.

SPALDING £124,995



Tingdene 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 gardens.

SPALDING £95,000

MUST BE VIEWED TO APPRECIATE



Detached bungalow situated in a non-estate village location. Garage with workshop to the rear, driveway providing multiple off-road parking and rear garden. Extensive accommodation comprising of lounge, dining room, breakfast kitchen, utility room, 4/5 bedrooms and 2 bathrooms. Oil central heating. Viewing essential to appreciate the accommodation offered.

GOSBERTON RISEGATE £245,000



Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

SPALDING £85,000

NEW



Modern detached bungalow in pleasant cul-de-sac location within walking distance of town centre amenities. Accommodation comprising Lounge, Kitchen Diner, Utility, Two Double Bedrooms and Bathroom. UPVC double glazing, Gas Central Heating, Enclosed Rear Garden, Single Garage and Off Road Parking. NO ONWARD CHAIN! Energy Efficiency Rating: D

HOLBEACH £165,000

NEW



Immaculately presented detached house on a generous sized corner plot, in a cul-de-sac location with views of extensive farmland to the rear. Accommodation comprising Lounge, Dining Room, Kitchen, Utility, Bathroom & Large Conservatory to the Ground Floor; Three Bedrooms and Shower Room to the First Floor. The property benefits from UPVC windows & doors throughout, LPG gas central heating, Detached Double Garage, Store Room/Garage, Seperate Laundry Room. Energy Efficiency Rating: TBC

HOLBEACH £194,950

NEW BUILD



NEWLY BUILT BUNGALOW COMING SOON

HOLBEACH £245,000

New Build detached bungalow pleasantly situated on a quiet lane in Holbeach and convenient for access to town centre amenities. Accommodation comprising Lounge, Kitchen Diner, Three Bedrooms with En Suite to the Master and Family Bathroom. Benefiting from an Air Source Heating System with under floor heating and individual thermostats to every room, UPVC Double Glazing, Howdens Kitchen with built in appliances. CALL NOW FOR FURTHER INFORMATION. Energy Efficiency Rating: TBC

HOLBEACH £245,000



Immaculately presented detached cottage situated on the outskirts of Holbeach but within easy reach of amenities and bus routes. Set in approximately half an acre (sts) of mature gardens with ample off road parking, this property truly must be seen to appreciate all it has to offer. Accommodation comprising Lounge, Dining Room, Farmhouse Kitchen, Three Bedrooms, Bathroom and Utility Room/Lobby. Gas Central Heating and UPVC double glazing. Energy Efficiency Rating: TBC

FLEET £269,950



Exceptionally spacious detached bungalow pleasantly situated on the outskirts of Holbeach with open views to the rear. Accommodation comprising Entrance Porch, Entrance Hall, Lounge, Kitchen Diner, Four Bedrooms, Family Bathroom, Separate Cloakroom & Conservatory. The property benefits from UPVC double glazed windows & doors throughout, solar panels, integral single garage, off-road parking including secure gated carriageway/rear parking, good sized enclosed rear garden. Energy Efficiency: D

HOLBEACH £259,950



Modern semi detached house pleasantly situated overlooking the green. Accommodation comprising Entrance Hall, Kitchen, Lounge Diner, Conservatory, Cloakroom, Three Bedrooms and Bathroom, benefiting from UPVC double glazing throughout, oil fired central heating system, attached single garage and off-road parking for up to 3 vehicles. NO ONWARD CHAIN. Energy Efficiency: TBC

SUTTON ST JAMES £139,999

NEW BUILD



We are privileged to offer on behalf of a local reputable builder this superb New Build chalet bungalow, high specification under construction (March 2015). Lounge, Dining Kitchen, Utility, Cloaks, Sturdy Two double Bedrooms (both with en-suites) to ground floor; Two further bedrooms and Bathroom to the first floor.

NORTHONS LANE, HOLBEACH £325,000

NEW



Three Bedroom detached bungalow situated on the outskirts of the rural village of Lutton with a total plot size of just over a third of an acre (STS). Accommodation comprising Entrance Hall, Lounge Diner, Kitchen, Three Bedrooms, Bathroom and Separate WC. The property benefits from being recently refurbished to include new Kitchen, Bathroom, Décor, Carpets and Flooring throughout the property, UPVC double glazed & Oil fired central heating system, NO ONWARD CHAIN! Energy Efficiency Rating: TBC

LUTTON £215,000

NEW PRICE



Nicely presented 3 bedroom link detached bungalow with accommodation comprising of entrance hallway, lounge diner, kitchen breakfast room, 3 good sized bedrooms and family bathroom. Front and rear gardens. NO ONWARD CHAIN! Energy Efficiency: TBC

HOLBEACH £129,950



Immaculate exclusive detached house conveniently situated for access to the town, schools and shops. Accommodation comprising Entrance Hall, Lounge Diner, Kitchen Diner, Conservatory, Utility/Shower Room & Cloaks, Four Bedrooms, three of which are double, Bathroom & Separate Cloakroom, Block paved driveway, ample parking, Garage, Fronting established rear garden, various stores and workshops. UPVC double glazing, Gas central heating. MUST BE SEEN! Energy Efficiency: D

HOLBEACH £199,950

NEW PRICE



Fully modernised and extremely versatile detached four bedroom bungalow in convenient semi rural location with extensive parking, double garage, large workshop and established secluded grounds measuring approximately 1 acre in total (sts), including a potential paddock with separate access from the adjacent Hurdlesgreen Bank. Recently modernised, fully double glazed, replacement UPVC fascias and soffits, modern central heating system, Inspection highly recommended. Energy Efficiency Rating D.

HOLBEACH FEN OFFERS AROUND £325,000

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Detached 3 bedroom bungalow situated in a popular location with garage, off road parking and enclosed garden. Gas central heating and majority UPVC double glazed windows and doors. Viewing recommended.

SPALDING £162,950





Superbly presented 3 bedroom detached house with accommodation comprising entrance hallway, lounge, open plan dining room, kitchen, utility, cloakroom and UPVC conservatory to the ground floor; 3 bedrooms and shower room to the first floor. Enclosed rear gardens, brick garage and off-road parking. Situated in a superb village location. Viewing Recommended.

MOULTON £192,950



Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

SPALDING £85,000





Superbly presented 2 bedroom end terraced property with accommodation comprising of entrance hallway, lounge, kitchen diner, utility room and shower room to the ground floor; 2 double bedrooms and family bathroom to the first floor. Enclosed rear garden, garage. NO CHAIN.

GOSBERTON £131,500





Superbly presented three bedroom detached bungalow located Via a private driveway . Mature established well presented gardens and multiple off road parking, Double garage. Accommodation comprising of Entrance lobby, Cloakroom, Utility, Kitchen/Breakfast Room, Sun room, Lounge, Dining room, Study, Three Bedrooms, Master En-Suite, Family bathroom. Convenient location for all local amenities. Internal inspection is essential to appreciate the standard and size of the accommodation offered.

SPALDING £409,995



Well presented three bedroom Detached Bungalow. Convenient Semi-Rural Location Approximately five miles from holbeach. Range of outbuilding. Gardens. Energy efficiency rating TBC. SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.

GEDNEY DYKE £179,950





Nicely presented 3 bedroom detached bungalow situated in good proximity to the primary school and village amenities. Accommodation comprising of entrance hallway, lounge, kitchen diner, 3 double bedrooms and family bathroom. Front and rear gardens, covered car port and single garage. Viewing Recommended.

PINCHBECK £177,500





Detached cottage situated in a semi-rural location with the benefit of open views of adjoining farmland to the rear. Accommodation comprising kitchen, utility, lounge, dining room, snug/study and downstairs bathroom to the ground floor; 4 bedrooms and cloakroom to the first floor. Off-road parking and gardens. Viewing recommended.

GOSBERTON CLOUGH £225,000



Well Presented Three Bedroom Detached Bungalow in convenient Semi-Rural Location Approximately 4 Miles from Spalding
Total Site Area Approximately 2 Acres (Subject to Survey) with a Range of Outbuildings. THE PROPERTY IS CURRENTLY OPERATING AS A WORKING AGRICULTURAL UNIT SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE

MOULTON EAUGATE £225,000





Detached bungalow situated in a non-estate village location. Garage with workshop to the rear, driveway providing multiple off-road parking and rear garden. Extensive accommodation comprising of lounge, dining room, breakfast kitchen, utility room, 4/5 bedrooms and 2 bathrooms. Oil central heating. Viewing essential to appreciate the accommodation offered.

GOSBERTON RISEGATE £245,000





Extended detached 2 bedroom bungalow with accommodation comprising entrance hall, lounge/diner, kitchen, 2 bedrooms, bathroom. Car port, garage and enclosed rear garden. REQUIRES SOME UPDATING.

SPALDING £131,500

Beautifully preserved Grade II listed Georgian town House dating to circa 1826, pleasantly situated within the conservation area in the popular market town and within easy walking distance of schools and amenities. Comprehensively refurbished to a high standard by the current owners with accommodation set over four floors. Lower Ground Floor comprising Family Room, Breakfast Kitchen, Garden Room, Utility and Cloaks. Ground Floor comprising Entry Room and Formal Dining Room. First Floor comprising Master Bedroom with En Suite Bathroom, Bedroom Two and Family Bathroom. Second Floor comprising Two further Double Bedrooms and Study. Tenure: Freehold. Council Tax Band: G. Outside: Mature walled rear garden with decorative brick paved patio and beautifully landscaped private gardens. Viewing Essential!

LONG SUTTON £269,950




Imposing detached house situated centrally within a plot of approximately half an acre. Spacious accommodation to include Five Reception Rooms, Four Double Bedrooms, Three with En-Suite facilities, Family Bathroom, Large Kitchen Breakfast Room, Utility Room and Cloakroom. Larger than average double garage, ample off road parking. This property must be seen to appreciate the location and accommodation on offer! Energy Efficiency: D

WHAPLODE £479,950





We are privileged to offer on behalf of a local reputable builder this superb 'New Build' chalet bungalow. High specification under construction (March 2015), Lounge, Dining Kitchen, Utility, Cloaks, Study, Two double Bedrooms (both with en-suites) to ground floor; Two further bedrooms and Bathroom to the first floor.

NORTHONS LANE, HOLBEACH £325,000



Well presented modern detached bungalow in popular village location. Gas Central Heating, UPVC Windows, Enclosed established gardens, Driveway and Garage. Entrance Hall, Large L-shaped Lounge Diner, Fitted Kitchen, Two Bedrooms and Bathroom. Energy Efficiency: D.

FLEET HARGATE £159,950





Immaculately presented & spacious detached bungalow pleasantly situated within a cul-de-sac location overlooking open farmland to the rear. Accommodation comprising Entrance Hall, Lounge, Conservatory, Kitchen Diner, Utility, Dining Room/4th Bedroom, Three Further Bedrooms, Family Bathroom & En-Suite. The property benefits from an oil fired central heating system, sealed unit double glazing, total plot size quarter of an acre (STS), larger than average detached double garage. Energy Efficiency Rating D.

GEDNEY DYKE £258,000




Detached family house built in 1926 offering good sized accommodation with potential for further improvement. Three to Four Double Bedrooms, Large Bathroom, Three Reception Rooms, Kitchen and Utility. Parking for numerous vehicles including detached Triple Garage, large private enclosed rear garden/s, Gas central heating. MUST BE SEEN TO APPRECIATE. NO ONWARD CHAIN! Energy Efficiency Rating Band D.

SUTTON BRIDGE £239,950



Detached cottage built in 1869 requiring refurbishment/updating. Good sized accommodation comprising Entrance Lobby, Kitchen, Breakfast Room, Lounge, Dining Room, Bedroom and Four Bedrooms. UPVC Double Glazing, Oil Fired Central Heating. Good sized plot with extensive views of open farmland to the rear. NO ONWARD CHAIN! Energy Efficiency: E

HOLBEACH BANK £159,500





Superbly appointed detached bungalow built in 2010, situated within easy walking distance of town centre amenities in a private non estate location. Private driveway with off road parking for several vehicles & detached double garage & private enclosed gardens. Accommodation comprising Lounge, Kitchen Diner, Conservatory, Utility, Three Bedrooms with En Suite to the Master & Family Bathroom. UPVC Double Glazed Windows & Doors, Gas Central Heating. Must be seen to appreciate. Energy Efficiency: C

HOLBEACH £265,000





Individually designed, spacious and versatile detached residence with superb mature established grounds of approx. 0.5 acres (STS). Entrance porch, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Garden Room, Bathroom & Two Bedrooms to the ground floor; Master Bedroom with En-suite, Two Further Bedrooms & Bathroom to the first floor. Ample parking, detached double garage. MUST BE SEEN! Energy Efficiency: E

FLEET £425,000



Modern detached house conveniently situated in a quiet cul-de-sac location within easy walking distance of schools and the town centre. Accommodation comprising Lounge, Kitchen Diner, Three Bedrooms and Bathroom. Benefiting from UPVC double glazing, gas central heating, off-road parking and enclosed rear garden. Energy Efficiency: D.

HOLBEACH £139,950

SPALDING
01775
766766

HOLBEACH
01406
422760

The Property Professionals

MAYFAIR RICS rightmove.co.uk The UK's number one property website

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Longstaff.com



• Architect designed timber framed eco house • Garage and boat mooring built in 2009 • Overlooking river • Large open plan living/dining/kitchen area • 2 Double bedrooms each with en-suite • large mezzanine 1st floor area • INSPECTION HIGHLY RECOMMENDED •

SURFLEET £250,000



Superbly presented 3 bedroom detached house with accommodation comprising entrance hallway, lounge, open plan dining room, kitchen, utility, cloakroom and UPVC conservatory to the ground floor; 3 bedrooms and shower room to the first floor. Enclosed rear gardens, brick garage and off-road parking. Situated in a superb village location. Viewing Recommended.

MOULTON £189,500



Detached bungalow situated in a non-estate village location. Garage with workshop to the rear, driveway providing multiple off-road parking and rear garden. Extensive accommodation comprising of lounge, dining room, breakfast kitchen, utility room, 4/5 bedrooms and 2 bathrooms. Oil central heating. Viewing essential to appreciate the accommodation offered.

GOSBERTON RISEGATE £245,000



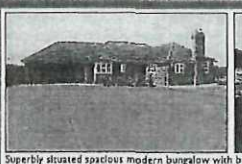
Nicely presented 3 bedroom semi-detached house situated on a corner plot with full UPVC double glazing with accommodation comprising of entrance hall, lounge, kitchen, dining room, 3/4 bedrooms and family bathroom. Good sized gardens, off road parking and garage.

MOULTON SEAS END £126,995



Modern 4 bedroom detached house with double garage. Spacious 2 storey accommodation with established gardens. Popular village location. Convenient for Spalding and Peterborough. Energy efficiency rating D-66

MOULTON CHAPEL £215,000



Superbly situated spacious modern bungalow with boat mooring on the River Glen. Generous sized established gardens, ample parking, integral double garage and detached triple garage/boat shed/workshop. Reception hall, breakfast kitchen, utility, cloakroom, lounge, dining room, garden room, master bedroom, en-suite shower room, 2 further double bedrooms and bathroom. Well presented throughout - inspection highly recommended. Energy efficiency rating D-60.

SURFLEET SEAS END £380,000



Immaculately 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 bedroom six on first floor. Full UPVC windows and gas central heating.

SPALDING £345,000



Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

SPALDING £85,000



Well presented modern three bedroom detached house in popular village location. Driveway parage and enclosed rear gardens. Reception hall, cloakroom, dining kitchen, spacious living room, 3 bedrooms and bathroom. Convenient for local schools and amenities. Inspection highly recommended.

DONINGTON £163,500



Nicely presented 3 bedroom detached bungalow. Accommodation comprising of Entrance hallway, lounge, kitchen diner, 3 bedrooms (en-suite to master) and family bathroom. Enclosed rear gardens and larger than average garage.

SPALDING £229,995



Superb barn conversion set in approximately 2 acres (subject to survey). Extensive Outbuildings including 4 stables, barn incorporating 3 stock pens, recreation barn. Open fronted double garage with store room and office. Flood lit paddock plus further main paddock. Ideal Equestrian Property

DONINGTON £389,995



Tingdene 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 gardens.

SPALDING £95,000



* Superb Edwardian Residence * Entrance Hall * Split level lounge, dining room, snug, sitting room * Kitchen * Utility Room * Downstairs Shower Room * 4 Bedrooms * Galleried Landing * en-suite to master bedroom * Enclosed rear garden * Double garage * Multiple off road parking *

SPALDING £359,995



Nicely presented three bedroom end terraced property with accommodation comprising of entrance hall, cloakroom, lounge diner, kitchen, 3 bedrooms and family bathroom, enclosed rear garden and garage. Viewing essential to appreciate. Energy efficiency rating D-56.

PINCHBECK £129,995



Established detached house pleasantly situated on the outskirts of Holbeach with open views to the rear and no immediate neighbours. Good sized accommodation comprising L-Shaped Lounge Diner, Kitchen, Utility, Cloaks and to the first floor Three Double Bedrooms and Shower Room. Benefitting from UPVC Double Glazing, Oil Fired Central Heating, Off Road Parking, Single Garage, Generous Sized Gardens. NO ONWARD CHAIN! Energy Efficiency Rating:TBC

HOLBEACH £179,950



Established detached bungalow on a generous sized plot with open views to the front and rear. Accommodation comprising Lounge, Kitchen, Two Double Bedrooms, Shower Room, Lean-to Conservatory and Attached Single Garage. REQUIRES SOME UPDATING. NO ONWARD CHAIN! Energy Efficiency Rating:TBC

GEDNEY HILL £145,000



Extended & improved spacious detached family home pleasantly situated within a cul-de-sac village location with a private enclosed south facing garden. Accommodation comprising Entrance Hall, Lounge, Separate Dining Room, Kitchen, Utility & Conservatory; To the first floor Three Double Bedrooms with En-suite to the Master & Family Bathroom. UPVC double glazing, gas central heating system, recently refitted kitchen & bathrooms, off-road parking for up to 4 vehicles. Energy Efficiency Rating: D

GEDNEY £195,000



Superbly appointed detached bungalow built in 2010, situated within easy walking distance of town centre amenities in a private non estate location. Private driveway with off road parking for several vehicles & detached double garage & private enclosed gardens. Accommodation comprising Lounge, Kitchen Diner, Conservatory, Utility, Three Bedrooms with En Suite to the Master & Family Bathroom. UPVC Double Glazed Windows & Doors, Gas Central Heating. Must be seen to appreciate. Energy Efficiency: C

HOLBEACH £265,000



Exceptionally spacious modern detached bungalow situated within the heart of the town end enjoys easy walking distance of amenities. Accommodation comprising Lounge, Kitchen Diner, Utility, Chalet, Conservatory, Three Double Bedrooms and Family Bathroom. Benefiting from UPVC windows and doors throughout, Gas Central Heating, Good Sized Enclosed Rear Garden, Large Garage/Workshop and Off Road Parking for several vehicles. Energy Efficiency D

HOLBEACH £189,995



Immaculately presented & spacious detached bungalow pleasantly situated within a cul-de-sac location overlooking open farmland to the rear. Accommodation comprising Entrance Hall, Lounge, Conservatory, Kitchen Diner, Utility, Dining Room/4th Bedroom, Three Further Bedrooms, Family Bathroom & En-Suite. The property benefits from an oil fired central heating system, sealed unit double glazing, total plot size quarter of an acre (STS), larger than average detached double garage. Energy Efficiency Rating D.

GEDNEY DYKE £258,000



Good sized detached bungalow conveniently situated for access to Long Sutton amenities with views of open fields to the front. Accommodation comprising Lounge, Kitchen Diner, Three Bedrooms and Bathroom. The property benefits from UPVC double glazing, oil fired central heating system, off-road parking, single garage and enclosed rear garden. NO ONWARD CHAIN! Energy Efficiency Rating E

LONG SUTTON £165,000



Detached family house built in 1926 offering good sized accommodation with potential for further improvement. Three to Four Double Bedrooms, Large Bathroom, Three Reception Rooms, Kitchen and Utility. Parking for numerous vehicles including detached Triple Garage, large private enclosed rear garden. Gas central heating. MUST BE SEEN TO APPRECIATE. NO ONWARD CHAIN! Energy Efficiency Rating Band D

SUTTON BRIDGE £239,950



Superbly presented one bedroom bungalow with accommodation comprising Entrance Hall, Lounge, Sun Lounge, Kitchen and Shower Room. The property has been fully refurbished with brand new kitchen, shower room, boiler, carpets, decor & electrics. No onward chain! Energy Efficiency: TBC

HOLBEACH £109,950



SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE. Detached bungalow built circa 1930 with driveway, ample parking and integral garage. Reception Hall, Three Bedrooms, one with En-Suite wet room, Breakfast Kitchen, Sitting room, Bathroom, Rear Porch/Utility Area. Open views to the front and rear, oil central heating, sealed unit double windows (timber frames). Energy Efficiency: E

SUTTON ST JAMES £145,000



Extended and improved detached Dorf built bungalow pleasantly situated on a quiet no through road with open views to the rear. Accommodation comprising Lounge/Diner, recently refitted Kitchen, Three Double Bedrooms, re-fitted bathroom and Occasional Bedroom Four/Hobby Room. Benefiting from UPVC Double Glazing, Oil Fired Central Heating, Off Road Parking for Several Vehicles and Enclosed Rear Garden. Energy Efficiency: D

HOLBEACH CLOUGH £189,950



Crown Estate property built in 1939 offering spacious & well-presented accommodation. Entrance Hall, Lounge, Kitchen Breakfast Room, Utility/Cloakroom, Three Bedrooms & Bathroom. The property occupies a generous sized plot with ample off road parking, small brick built shed & corrugated metal garage/workshop. Benefiting from UPVC double glazed windows & doors, oil fired central heating system, good sized enclosed gardens. NO ONWARD CHAIN! Energy Efficiency: E

MOULTON CHAPEL £145,000



Nicely presented 3 bedroom link detached bungalow with accommodation comprising of entrance hallway, lounge diner, kitchen breakfast room, 3 good sized bedrooms and family bathroom. Front and rear gardens. NO ONWARD CHAIN! Energy Efficiency: TBC

HOLBEACH £129,950

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HOLBEACH
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Appendix E

RIGHTMOVE CONTACT FROM INTERESTED PARTIES

Date	Detailed views
September 2014	655
October 2014	520
November 2014	263
December 2014	23
January 2015	20
February 2015	686
March 2015	582
April 2015	520
May 2015	538
June 2015	548
July 2015	473
August 2015	488
	623
	5939

10 SOUTH DROVE, SPALDING COMMON - RIGHTMOVE REPORT STATISTICS

WEEK	SUMMARY VIEWS 7 DAYS	DETAIL VIEWS 7 DAYS	SUMMARY VIEWS 28 DA	DETAIL VIEWS 28 DAYS
03/09/2014	4,756	224		
10/09/2014	3,260	174		
17/09/2014	2,700	133		
24/09/2014	2,849	124	13565	655
01/10/2014	3,375	140		
08/10/2014	3,316	126		
15/10/2014	2,871	116		
22/10/2014	3,976	138	13538	520
29/10/2014	3,445	111		
05/11/2014	3,575	138		
12/11/2014	326	4		
19/11/2014	363	10	7709	263
26/11/2014	282	7		
03/12/2014	265	11		
10/12/2014	197	4		
17/12/2014	179	1	923	23
24/12/2014	150	8		
31/12/2014	26	0		
01/01/2015	291	7		
08/01/2015	246	5	713	20
15/01/2015	2,202	107		
22/01/2015	4,224	233		
29/01/2015	3,112	174		
05/02/2015	2,980	172	12518	686
12/02/2015	3,150	154		
19/02/2015	3,204	138		
26/02/2015	3,193	150		
05/03/2015	2,942	140	12489	582
12/03/2015	2,671	117		
19/03/2015	2,656	139		
26/03/2015	2,536	121		
02/04/2015	2,555	143	10418	520
09/04/2015	2,360	130		
16/04/2015	2,383	121		
23/04/2015	2,432	141		
30/04/2015	2,352	146	9527	538
07/05/2015	2,500	140		
14/05/2015	2,556	146		
21/05/2015	2,489	129		
28/05/2015	2,651	133	10196	548
04/06/2015	2,436	114		
11/06/2015	2,752	125		
18/06/2015	2,642	129		
25/06/2015	2,283	105	10113	473
02/07/2015	2,907	105		
09/07/2015	2,757	128		
16/07/2015	2,782	132		
23/07/2015	2,929	123	11375	488
30/07/2015	2,444	101		
06/08/2015	2,586	144		
13/08/2015	2,750	137		
20/08/2015	2,761	134		
27/08/2015	2,601	107	13142	623
		VIEWING TOTALS	126226	5939

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 31 March 2015 09:52
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

10, South Drove, Spalding, PE11 3BD Tuesday 31 Mar 2015



Spalding Common
2 bedrooms
Semi-Detached Bungalow
£85,000

Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

First loaded on **Thursday 04 Sep 2014**. Last update: **Tuesday 20 Jan 2015**.

Currently displayed with: **3 photographs, 1 floorplan and 1 brochure**.

To view your property online visit: http://www.rightmove.co.uk/property/47981051.

Rightmove Performance Data	**Last 7 days**		**Last 14 days**		**Last 28 days**	
[green ↑= above average | red ↓= below]	**Your Property**	**Branch Average**	**Your Property**	**Branch Average**	**Your Property**	**Branch Average**
Appeared in search results this many times:	2660 ↑	1589	5271 ↑	3107	11121 ↑	6053
Appeared in property details this many times:	121 ↑	75	270 ↑	151	531 ↑	291
Conversion rate*:	4.5% ↓	4.7%	5.1% ↑	4.9%	4.8% ↓	4.8%
Extra Detail Views:**	166 ↑	98	325 ↑	195	676 ↑	367

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 30 April 2015 09:59
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

10, South Drove, Spalding, PE11 3BD Thursday 30 Apr 2015



Spalding Common
2 bedrooms
Semi-Detached Bungalow
£85,000

Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

First loaded on **Thursday 04 Sep 2014**. Last update: **Tuesday 14 Apr 2015**.

Currently displayed with: **3 photographs, 1 floorplan and 2 brochures.**

To view your property online visit: http://www.rightmove.co.uk/property/47981051.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2432 ↑	1435	4815 ↑	2748	9730 ↑	5630
Appeared in property details this many times:	141 ↑	70	262 ↑	131	535 ↑	265
Conversion rate*:	5.8% ↑	4.9%	5.4% ↑	4.8%	5.5% ↑	4.7%
Extra Detail Views:**	155 ↑	87	323 ↑	166	668 ↑	353

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**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 29 May 2015 13:55
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

10, South Drove, Spalding, PE11 3BD Friday 29 May 2015



Spalding Common
2 bedrooms
Semi-Detached Bungalow
£85,000

Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

First loaded on **Thursday 04 Sep 2014**. Last update: **Tuesday 19 May 2015**.

Currently displayed with: **3 photographs, 1 floorplan and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/47981051.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2571 ↑	1298	5000 ↑	2651	9956 ↑	5119
Appeared in property details this many times:	143 ↑	62	270 ↑	128	565 ↑	249
Conversion rate*:	5.6% ↑	4.8%	5.4% ↑	4.8%	5.7% ↑	4.9%
Extra Detail Views**:	214 ↑	94	377 ↑	188	730 ↑	346

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 30 June 2015 11:26
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

10, South Drove, Spalding, PE11 3BD Tuesday 30 Jun 2015



Spalding Common
2 bedrooms
Semi-Detached Bungalow
£85,000

Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

First loaded on **Thursday 04 Sep 2014**. Last update: **Tuesday 30 Jun 2015**.

Currently displayed with: **3 photographs, 1 floorplan and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/47981051.

Rightmove Performance Data	**Last 7 days**		**Last 14 days**		**Last 28 days**	
[green ↑= above average | red ↓= below]	**Your Property**	**Branch Average**	**Your Property**	**Branch Average**	**Your Property**	**Branch Average**
Appeared in search results this many times:	2518 ↑	1337	5047 ↑	2711	10234 ↑	5310
Appeared in property details this many times:	132 ↑	57	252 ↑	120	493 ↑	231
Conversion rate*:	5.2% ↑	4.3%	5.0% ↑	4.4%	4.8% ↑	4.4%
Extra Detail Views:**	168 ↑	82	329 ↑	169	660 ↑	334

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 31 July 2015 15:58
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

10, South Drove, Spalding, PE11 3BD Friday 31 Jul 2015



Spalding Common
2 bedrooms
Semi-Detached Bungalow
£85,000

Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

First loaded on **Thursday 04 Sep 2014**. Last update: **Friday 31 Jul 2015**.

Currently displayed with: **3 photographs, 1 floorplan and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/47981051.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2924 ↑	1461	5677 ↑	2694	10966 ↑	5185
Appeared in property details this many times:	117 ↑	69	235 ↑	121	476 ↑	226
Conversion rate*:	4.0% ↓	4.7%	4.1% ↓	4.5%	4.3% ↓	4.4%
Extra Detail Views:**	176 ↑	109	347 ↑	190	649 ↑	340

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

**Extra detail views is the number of times your property is seen from extra sources, without home hunters performing a search on Rightmove.co.uk. Examples of these sources are the Rightmove iPhone app, Rightmove Desktop app, email alerts or Twitter. Visit www.rightmove.co.uk/property-to-you to see more.

For questions or comments, please contact Longstaff on 0330 101 1737.

Annabel Parkinson

From: Longstaff, Spalding <autoresponder@rightmove.com>
Sent: 28 August 2015 17:19
To: Annabel Parkinson
Subject: Your Rightmove.co.uk Property Performance Report

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
Tel: 0330 101 1737
Fax: 01775 762289
Email: sales@longstaff.com

Longstaff Client Report

10, South Drove, Spalding, PE11 3BD Friday 28 Aug 2015



Spalding Common
2 bedrooms
Semi-Detached Bungalow
£85,000

Semi-detached 2 bedroom bungalow SUBJECT TO AGRICULTURAL HABITATION CLAUSE. Rural but convenient location with open views approximately 3 miles from Spalding town centre. Front, side and rear gardens, driveway and garage. Requires modernisation and updating.

First loaded on **Thursday 04 Sep 2014**. Last update: **Friday 07 Aug 2015**.

Currently displayed with: **3 photographs, 1 floorplan and 2 brochures**.

To view your property online visit: http://www.rightmove.co.uk/property/47981051.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
[green ↑= above average | red ↓= below]	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	2850 ↑	1300	5633 ↑	2689	10659 ↑	5574
Appeared in property details this many times:	139 ↑	53	270 ↑	111	526 ↑	234
Conversion rate*:	4.9% ↑	4.1%	4.8% ↑	4.2%	4.9% ↑	4.2%
Extra Detail Views:**	207 ↑	79	393 ↑	159	697 ↑	335

*The conversion between the number of times your property appears in search results on Rightmove and the number of times a person clicks to view your property details within these search results. Speak to your agent about refreshing your property listing to increase this conversion rate.

Appendix F

LIST OF VIEWINGS/ENQUIRIES MADE

1 9/14 Mrs H – viewed, compliant, interested but no offer made
2 11/14 Mr C , viewed, compliant party, offer made, accepted and sale reported to solicitors. Sale subsequently cancelled, due to a change in circumstances, as the purchaser not having the cash funds to complete.
3 1/15 Mrs A – viewed, compliant, but required more work than feasible to carry out
4 2/15 Mr R - appointment to view, but did not show up
5 3/15 Mrs S - viewed, compliant, but felt required a lot of work
6 4/15 Mr F - compliant party, offered sum which was acceptable subject to obtaining mortgage, but then unable to obtain a mortgage.
7 5/15 Mr W –Viewed, really liked the property, retired farm worker from Wyberton, compliant, but did not pursue his interest
8 5/15 Mrs H - viewed, compliant, but no further action
9 6/15 Mr A – gardener in Spalding, therefore non-compliant,
10 6/15 Mr G – viewed, compliant, but not sure if they like the property
11 7/15 Mr E – viewed, compliant, put his house on the market in anticipation of putting an offer in, but then changed his mind.
12 8/15 Mr R – viewed, offered, for son – in law, looking to buy it and let it to someone else, but non-compliant

13 A number of other parties took particulars when enquiring at our offices during the period of marketing, or viewed through Rightmove/Longstaff website and printed off details or had particulars emailed to them, but did not register their further interest, and no other parties made any requests to view.