Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H05-1041-19 **Date of Decision:** 6th January 2020

Applicant: Mr & Mrs J Ellis
Mill Lodge
Fleet Bank
Fleet
Spalding Lincs
PE12 8LW

Location: Mill Lodge Fleet Bank Fleet Spalding

Description: Retention of dwelling without complying with agricultural habitation clause (Condition 2 of H05-0013-84)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 Location Plan;
Report prepared by Acorus Rural Property Services Ltd (dated September 2019) and accompanying appendices.

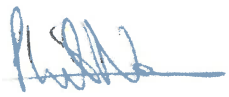
Reason: For the avoidance of doubt and in the interests of proper planning.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

DC_FINAL_DECISION - ODB:14

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

ACORUS RURAL PROPERTY SERVICES LTD.

THE RURAL PROPERTY SPECIALISTS



MILL LODGE

FLEET BANK, FLEET, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 8LW

A detached three bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

(PLEASE REFER TO THIS SECTION IN THE DETAILS FOR FURTHER INFORMATION).

FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £260,000

REF: C339

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

RICS

Telephone: 0345 340 5215
www.acorus.co.uk

acorus
rural property services

INTRODUCTION

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

SITUATION/LOCATION

The property is situated in a rural location to the north east of Fleet and is surrounded by open countryside.

The market towns of Long Sutton and Holbeach which offer a wide range of amenities are nearby.

Fleet is approximately 8 miles east of Spalding and 13 miles south of Boston. Fleet is just off the A17 between Holbeach and Gedney almost 15 miles from King's Lynn in Norfolk.

DESCRIPTION

A detached three bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.

ACCOMMODATION

With double glazing throughout, the accommodation comprises:-

Hall
Enter the property through the front door into the Hall with airing cupboard and doors leading to;

Lounge 5.3m x 4.4m
Electric fire, double aspect windows, bay window and archway leading to Dining Room.

Dining Room 4.1m x 3.4m
Window to side elevation and doors leading to Garden Room and Kitchen.

Kitchen/Dining Room 6.5m x 4.1m
Fitted units, built-in appliances and oven, built-in large storage/ pantry cupboard, window to rear elevation and door leading to;

Garden Room 3.6m x 3.6m
Double doors to rear garden, triple aspect windows and radiator.

Inner Hall (off Kitchen)
Hallway with door to driveway.

Study 2.7m x 2.7m
Door to rear garden and window to rear elevation.

Utility Room 2.3m x 2.2m
Built-in units with sink and space for washing machine and tumble dryer. Window to rear elevation. Water softening unit.

WC 2.2m x 1m
Toilet and wash hand basin.

Master Bedroom With En-suite

Shower Room 4.5m x 3.8m
Built-in wardrobes with window to side of the property and door leading to;

En-suite Shower Room 2.5m x 2.3m
WC, wash hand basin and large shower.

Bathroom 2.6m x 2.4m
WC, wash hand basin, bath with shower over.

Bedroom 2 4m x 3m
Fitted wardrobes and window to front elevation.

Bedroom 3 3m x 2.9m
Window to front elevation.

OUTSIDE

Driveway, double garage and parking area for several cars.

Mature gardens to front,side and rear of the property.

The property is bordered by mature hedging and trees.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission for Mill Lodge was granted on the 8 November 1983 reference H5/0702/83 subject to an agricultural occupancy condition which states:-

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.'

UPLIFT CLAUSE

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

SERVICES (NOT TESTED)

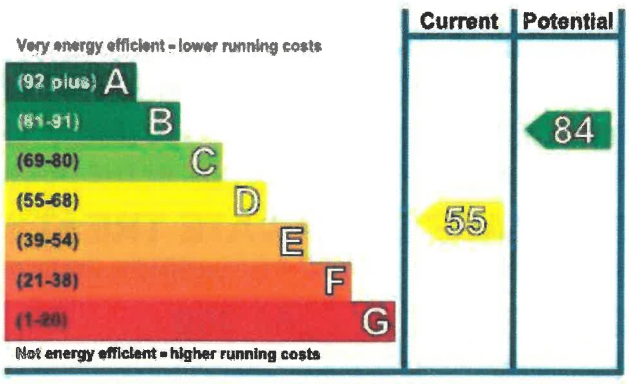
The property is provided with mains water and electric. Drainage is to a Klargester waste treatment plant. Central heating is provided by Oil.

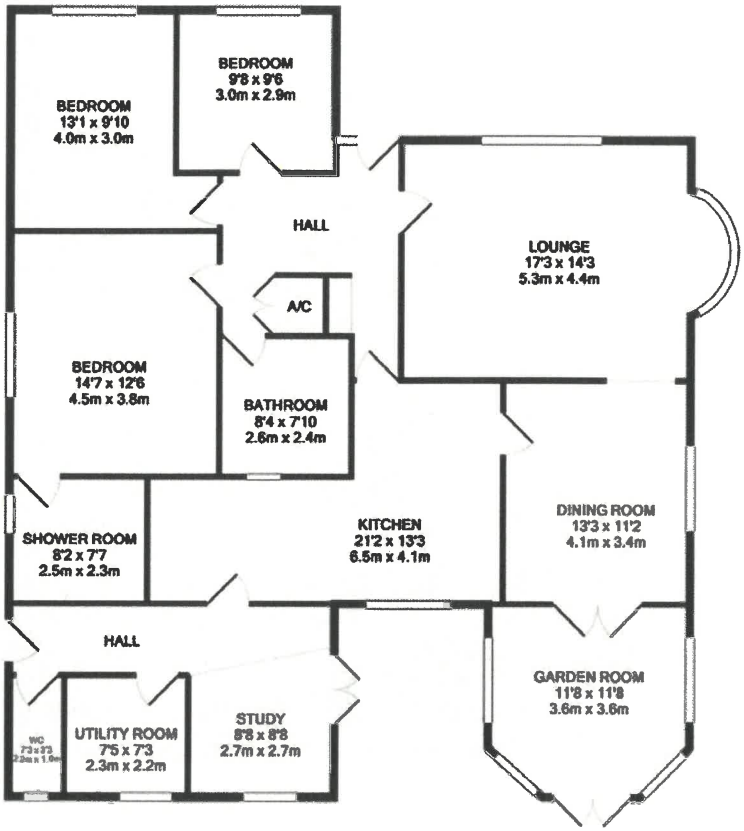
LOCAL AUTHORITY

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

VIEWING

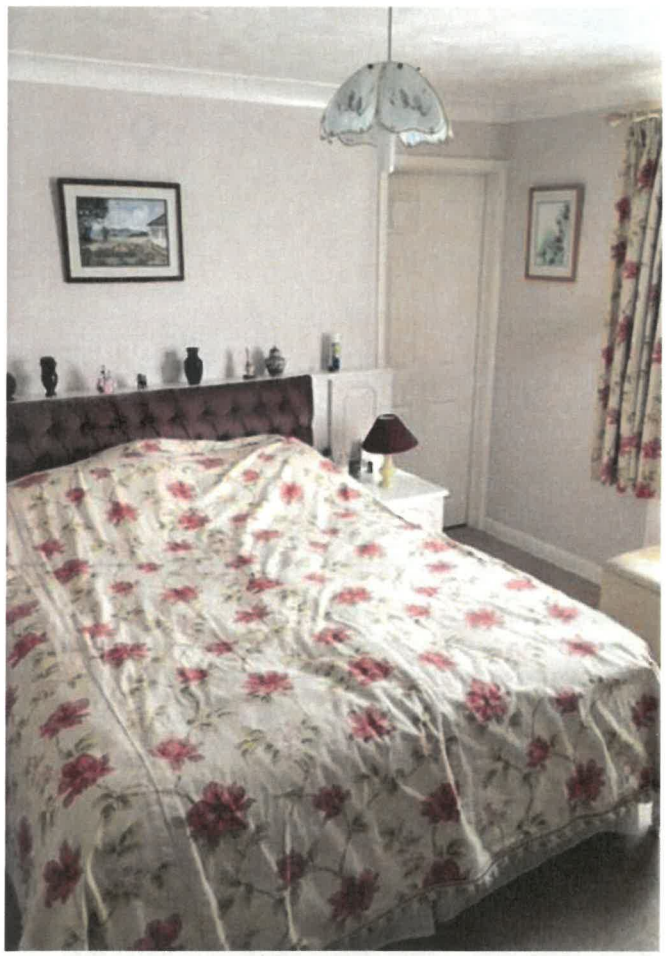
Strictly by appointment with the selling agent Acorus.



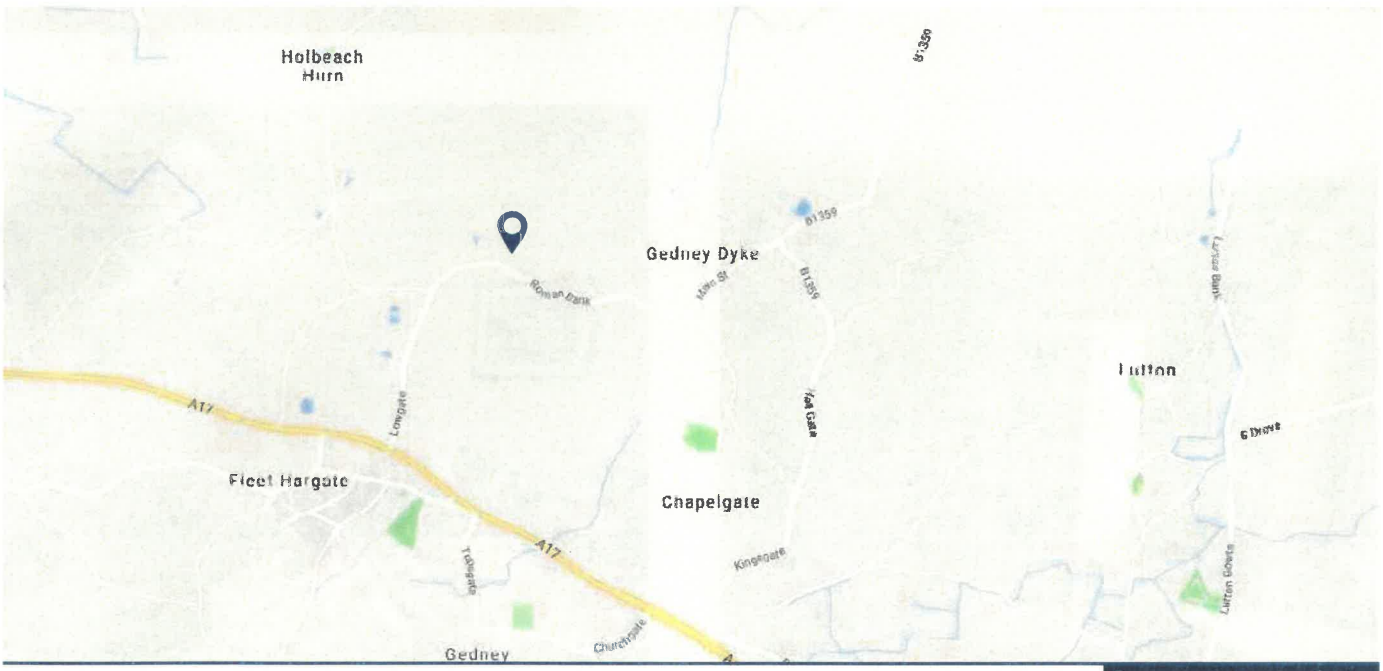

BEDROOM
13'1 x 9'10
4.0m x 3.0m
BEDROOM
9'8 x 9'6
3.0m x 2.9m
HALL
LOUNGE
17'3 x 14'3
5.3m x 4.4m
A/C
BEDROOM
14'7 x 12'6
4.5m x 3.8m
BATHROOM
8'4 x 7'10
2.6m x 2.4m
SHOWER ROOM
8'2 x 7'7
2.5m x 2.3m
KITCHEN
21'2 x 13'3
6.5m x 4.1m
DINING ROOM
13'3 x 11'2
4.1m x 3.4m
HALL
GARDEN ROOM
11'8 x 11'8
3.6m x 3.6m
WC
7'3 x 3'3
2.2m x 1.0m
UTILITY ROOM
7'5 x 7'3
2.3m x 2.2m
STUDY
8'8 x 8'8
2.7m x 2.7m











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IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.