CONTENTS PAGE (30 PAGES AND OVER)

REF +123/0507/92.

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0507/92 Received:05-MAY-92 Type:SEC 63 Continuation

Name: Mr & Mrs G Fletcher
Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs

Description: Retention of dwelling without complying with agricultural occupancy condition (Previous permission EE 76/74)
Location : Treetops Millgate Road
Whaplode St Catherines Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the retention of buildings/continuation of use of land for the following reason(s):

1 In the opinion of the Local Planning Authority the dwelling has been offered for a sale at a price which does not reflect the existence of the occupancy condition. As such, the Local Planning Authority are not satisfied that the market from potential purchasers who could have complied with the condition has been adequately tested and consequently the applicant has failed to demonstrate there is no demand for the demand for the dwelling from the agricultural workforce. To grant permission on this basis would be contrary and damaging to the aims of Policy 7A of the approved County Structure Plan which seeks to restrict residential development in the open countryside to that essential to the interests of agriculture.

Director of Planning and Building Control Services
23-NOV-92 H23/0507/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

PLAN A

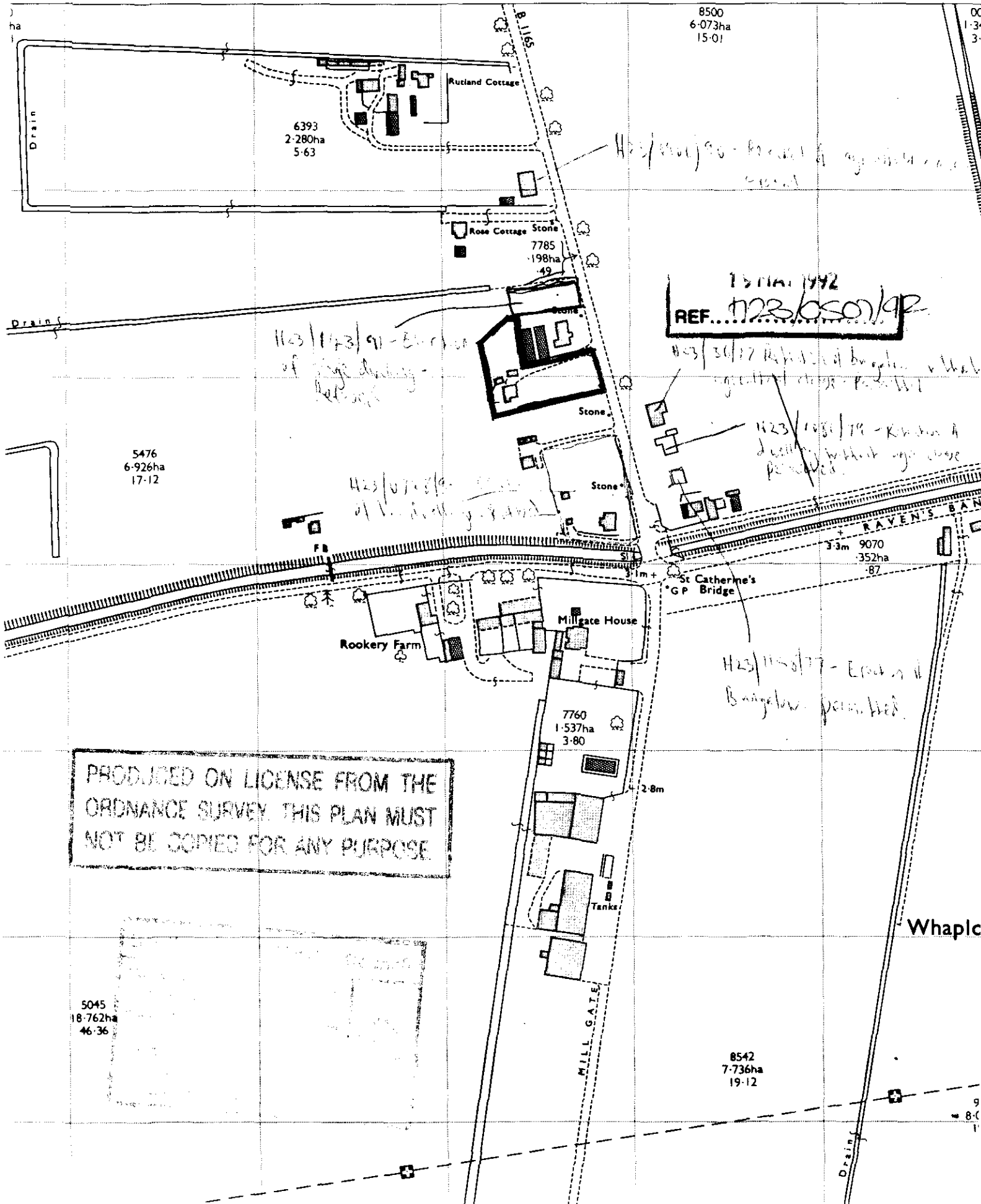
ORDNAN

TF

LINCOLNSHIRE COUNTY

SOUTH HOU

325 326 327 328 329



REF... 1123/loson/92

PRODUCED ON LICENSE FROM THE ORDNANCE SURVEY. THIS PLAN MUST NOT BE COPIED FOR ANY PURPOSE

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0507/92

Date Registered 05 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. G. FLETCHER
TREETOPS
MILLGATE ROAD
WHAPLODE ST. CATHERINES
SPALDING, LINCS.

Tel. No. HOLBEACH 34201

NAME AND ADDRESS OF AGENT
(if form completed by agent)

WILLIAM H. BROWN
18/19 SHEEP MARKET
SPALDING
LINCS.

Tel. No. SPALDING 711711
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TREETOPS, MILLGATE ROAD, WHAPLODE ST. CATHERINES, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REMOVAL OF AGRICULTURAL OCCUPANCY CLAUSE FROM ORIGINAL PLANNING PERMISSION REF: EE 76/74

Please complete

Signed ..... Date 1-5-92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55
If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.	
B. Please state which reserved matters are dealt with in this application.	
Now complete Part 4 only	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [✓]

A. Please state Reference Number of previous permission	EE 76/74
B. Please state Condition Number referred to	NO. 2
Now complete an Ownership Certificate	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission	
B. Please state Condition Number referred to	
C. Please state variation required	
Now complete an Ownership Certificate	

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant/Agent) Date 1st May 1992

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/Agent) Date 1st May 1992

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by Mr Mrs [illegible]

for planning permission for Removal of Ag Hut clause

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date 1-5-92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ **Neighbours** **Other**

Boundaries **Site Features** 2m hedge surrounds property. Set back from the road. Open fields to rear. Properties either side to north & south. Garden, small outhouse. Bungalow, apx

Inspected by: CS
date: 27/5

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED MG 14/5 M 21/5

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Clarendon
Strawberry Cottage

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other : District valuer (send all details).

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. P106

Date First Received 05 MAY 1992

REGISTRATION

REFERENCE H23/0507/92

Cross-Ref N/A

Date 6/5/92

VALIDATION Date 6/5/92

Type Section 63 Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 7.5.

Index Sheets 263 OS Nos ..... Grid Ref E 339140 N 194200

Part 2 Parish LONDARLOE ☒ Rural ☐ C1 ☐
☒ Bypass ☐ L3 ☐ Grade
Inside CBD NO Inside LP area NO Level crossing ☐ T20 ☐
Footpath ☐ Other:

Linked to site..... Ref..... Linked to property..... Ref. 029290

Planning Records:
Earlier apps 303/73
76/74

S Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Messrs W H Brown
16/19 Sheep Market
Spalding
Lincs PE11 1BG

Mr D M Gedney

DMG/DK/823/0507/92

RAF/LJB

6 December 1993

Dear Sir

Proposed Removal of Agricultural Clause, Treetops, Millgate, Whaplode St Catherine

I refer to your recent letter in respect of the above.

In response it may be worthwhile re-applying to "sound the waters". However I cannot state what my recommendation to the Planning Committee would be without first reconsulting the District Valuer.

I hope the above information is of assistance to you.

Yours faithfully

N R MILLEN
Principal Planning Officer (Development Control)

William H. Brown

Estate Agents, Valuers & Surveyors

Our Ref RAS/LJB

Your Ref H23/0507/92

Date: 5th November, 1993.

18/19. Sheep Market,
Spalding,
Lincs. PE11 1BG.

Tel: (0775) 711711
Fax: (0775) 766663
DX: 26711 Spalding

South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

For the attention of Mr. N.R. Midlen,

Dear Sirs,

Re: Treetops, Millgate, Whaplode St. Catherine

You will note from previous correspondence that we were advised that in the opinion of yourself and a member of your planning committee that it was felt that a period longer than six months would be thought to be reasonable for marketing this property in order to introduce a purchaser for the agricultural community.

We have now been continually offering the property since the time of notification of refusal of Planning Permission in November 1992 with no success.

We appreciate that you are possibly not able to provide us with a definitive answer but we would seek your advise as to whether your opinion is such that now would be a reasonable time to resubmit this application.

We look forward to hearing from you.

Yours sincerely,
for and on behalf of
William H. Brown

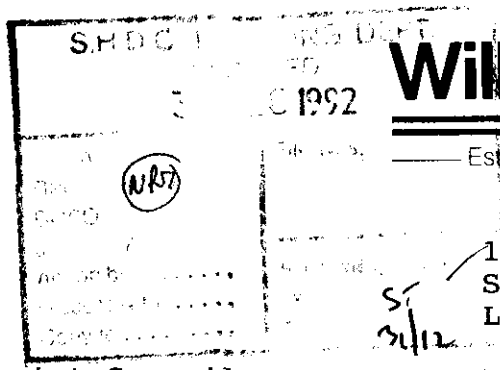
Richard A. ~~Stimson~~ F.R.I.C.S.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 NOV 1993

Royal Insurance

William H. Brown is a trading name of Royal Life Estates Ltd. Registered in England and Wales Co. No. 2084694. Registered Office: 1 Cornhill, London EC3V 3QR. Appointed Representative of Royal Life Marketing Group (members of which are Members of LAUTRO) to advise on and promote sales of Royal Life Assurance, Pensions and Unit Trust products only.

OCEA Ombudsman Scheme



William H.Brown

Estate Agents, Valuers & Surveyors

Our Ref: RAS/cls

Your Ref: H23/0507/92

Date: 30 December 1992

18/19. Sheep Market,
Spalding,
Lincs. PE11 1BG.

Tel: (0775) 711711
Fax: (0775) 711222
DX: 26711 Spalding

South Holland District Council
Planning Department
Priory Road
Spalding
Lincs

For the attention of M R Midlen Esq/D M Gedney Esq

Dear Sirs

Re: Treetops, Millgate, Whaplode St Catherines, Spalding.
Reference: H23/0507/92

Thank you for your letter of 4th December the contents of which we have noted.

In view of your comments in the third paragraph of your letter we carried out an analysis of approximately 90 properties that have been placed on the market in 1992 and for which purchasers have been introduced.

These properties were those on which we felt the asking price had been set at such a level that it fairly represented the state of the property market and from this sample of 90 properties we find that the average time taken for a purchaser to be introduced was 11.3 weeks or in simpler terms less than 3 months.

In the light of this information we would suggest that providing a property is for sale at a price that reflects the current state of the market then it will sell within reasonable time.

With regard to Treetops at Whaplode St Catherines it now appears to us that the price has been accurately fixed by the District Valuer and that a period of six months, being more than twice the average time taken to introduce a purchaser to a property this should be reasonable.

We look forward to receiving your comments.

Yours sincerely,
for and on behalf of
William H. Brown

Richard A. Stimson F.R.I.C.S.

Royal Insurance

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OMBUDSMAN SCHEME

William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Mr D M Gedney

DMG/LAB
H23/0507/92
RAS/LJB/S.4319DH

4 December 1992

F.A.O. Mr R A Stimson.

Dear Sirs

Treetops, Millgate Road, Whaplode St Catherines, Spalding.
Reference H23/0507/92.

I refer to your letter dated 26 November 1992 in respect of the above. As you rightly stress, the application was refused by the Planning Committee (after seeking advice from the District Valuer) because they were not satisfied that sufficient attempts to market the property had been made at a price which reflected the existence of the agricultural occupancy clause.

Further to the above, it is noted that your clients have instructed you to reduce the asking price to the sum of £60,000 (in accordance with the valuation figure provided by the District Valuer).

In response to the aforementioned, it is my opinion that the property would need to be offered on the open market for a significantly longer period than six months in the current climate. As you are aware, many properties currently remain unsold for a six month period and longer and it is considered that the period shall be significantly longer with agricultural dwellings to adequately determine whether or not there is a demand for the property from the agricultural community.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

849. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant	Proposal
H23/0507/92 Mr & Mrs G Fletcher	Retention of dwelling without complying with agricultural occupancy condition (previous permission EE 76/74) at "Treetops", Millgate Road, Whaplode St Catherine.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H09/0799/92 Mr & Mrs K Storey	Double garage and garden store at 33 North Parade, Holbeach.

(To enable the Director of Planning and Building Control Services to submit a report to a future meeting formalising the reasons for refusal.)

(Councillor T.G.M. Tyler declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H12/0881/91 D J Mountain	Retention of dwelling without restricted occupancy condition (H12/0649/86) at Lutton Gowts, Long Sutton.

(To enable the Director of Planning and Building Control Services to consider further representations from the applicant, and to report thereon to a future meeting.)

H07/0383/92 G H Miller	O.A.	Residential development at Mole Drove, Gedney Hill.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H23/0785/92 Metfield Estates Ltd	19 dwellings comprising of 5 bungalows, 4 detached and 10 semi detached houses including associated access road at Cob Gate, Whaplode.

(To enable the Plans Sub-Committee to consider the proposal in greater detail and determine the application.)

H16/0925/92 Mr N & Mrs W Revill	Dwelling and garages at Cowbit Road, Spalding.

(To enable the Director of Planning and Building Control Services to consider further information now received, and to submit a further report to a future meeting.)

H16/1007/92 P L Ely (Contractors)	House and garage at Plot 1, East: new local distributor road, Holland Park, Spalding.

(To enable the Plans Sub-Committee to consider the proposal in greater detail in conjunction with application references H16/1010/92, H16/1011/92, and further applications now received in respect of adjoining land.)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0507/92 Received:05-MAY-92 Type:SEC 63 Continuation

Name: Mr & Mrs G Fletcher
Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs

Description: Retention of dwelling without complying with agricultural occupancy condition (Previous permission EE 76/74)
Location : Treetops Millgate Road
Whaplode St Catherines Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 In the opinion of the Local Planning Authority the dwelling has been offered for a sale at a price which does not reflect the existence of the occupancy condition. As such, the Local Planning Authority are not satisfied that the market from potential purchasers who could have complied with the condition has been adequately tested and consequently the applicant has failed to demonstrate there is no demand for the demand for the dwelling from the agricultural workforce. To grant permission on this basis would be contrary and damaging to the aims of Policy 7A of the approved County Structure Plan which seeks to restrict residential development in the open countryside to that essential to the interests of agriculture.

Authorised to issue:

20-NOV-92 H23/0507/92 AD...AP.....DC..AP....

23/11

APPLICATION REFERENCE: H23/0507/92 DATE RECEIVED: 05/5/92

APPLICANT: Mr & Mrs G Fletcher
"Treetops"
Millgate Road
Whaplode St
Catherines
Spalding
Lincs

AGENT: William H Brown
18/19 Sheep Market
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
18 NOV 1992

TYPE: SEC 63

DESCRIPTION: Retention of dwelling without complying with agricultural occupancy condition (previous permission EE 76/74)

LOCATION: "Treetops", Millgate Road, Whaplode St Catherines

Parish Council: No response.

County Highways: No objections.

Information from Applicants Agents (summarised)

Property first placed on the market in May, 1991 at £70,000 (sale particulars and advertisements enclosed). These clearly stated that the property is subject to an agricultural occupancy clause.

The property in question has extensive gardens of approximately $\frac{3}{4}$ acre, previously cultivated by Mr Fletcher, who was unfortunately involved in a car accident in 1990 resulting in a back injury. This has caused him to be no longer capable of cultivating such extensive gardens.

Property has remained on the market on a continual basis since May, 1991. Considerable volume of initial enquiries received but few decided to proceed further due to the agricultural occupancy clause.

To date, no offers have been received at or below the asking price which reflects the existence of the agricultural occupancy clause. Therefore submit that dwelling is no longer needed in the interests of local agriculture.

Three dwellings opposite do not have agricultural occupancy clause.

Hardship is being caused to applicants by reason of the fact that they are not able to sell their property due to the clause.

District Valuer: Of the opinion that the current market value of the property subject to the agricultural condition is in the range of £55,000 - £60,000. My opinion that the value of the property in May, 1991 was between £60,000 - £65,000. The difference in the values reflects the fall in the market between the two dates.

PLANNING POLICIES/DOE ADVICE
Outside I.B.D.
Structure Plan Policies 5A, 6A, 7A.

PREVIOUS DECISIONS
EE 202/73 - Bungalow at Millgate - Permitted.
EE 76/74 - Bungalow at Millgate - Permitted subject to agricultural clause (Condition 2).

PLANNING ISSUES
1 The determining issue in this particular case is whether the applicants have demonstrated that there is no longer a need for the dwelling from the agricultural workforce with the condition in force.
2 The site has an area of approximately 0.3 hectares (0.75 acres) and is occupied by a bungalow which was granted by virtue of planning permission EE 76/74 (subject to an agricultural occupancy clause).
3 The development on the western side of Millgate Road in this locality is somewhat sporadic. Permission was granted in the late 1970's, however, on the opposite side of the road for a single infill plot and also for the removal of an agricultural clause on two bungalows. This development was permitted at the time on the grounds that it was then within the Interim Boundary of Development (which was subsequently withdrawn in approximately 1983 upon review).

CONCLUSIONS
1 The application site is situated beyond any current I.B.D. in an area where development is sporadic. It cannot, in my opinion, be regarded as reasonable infilling.
2 The property has been offered for sale for almost 18 months in accordance with the details outlined earlier. However, the District Valuer considers that the current market value of the property with the agricultural occupancy condition is in the range £55,000-£60,000 (£60,000-£65,000 in May, 1991). As such, it would seem that the asking price is not realistic, given the existence of the occupancy condition. In view of this, it is possible that some prospective purchasers, who would have been able to comply with the condition, may have been dissuaded from viewing the property. Consequently I am not satisfied that sufficient attempts to market the property have been made at a realistic price in the current market with the condition in force.

RECOMMENDATION - Refuse permission.

X SCA In the opinion of the Local Planning Authority the dwelling

as been offered for a sale at a price which does not reflect the existence of the occupancy condition. As such, the Local Planning Authority are not satisfied that the market from potential purchasers who could have complied with the condition has been adequately tested and consequently the applicant has failed to demonstrate there is no demand for the dwelling from the agricultural workforce. To grant permission on this basis would be contrary and damaging to the aims of Policy 7A of the approved County Structure Plan which seeks to restrict residential development in the open countryside to that essential to the interests of agriculture.

BRIAN SMITH Dip IRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

C DM

Application no: H23/0507/92 Type: SECTION 63

Applicant: Mr & Mrs G Fletcher
Tel: 0406 34201

Agent: William H Brown
0775 711711

Description: Retention of dwelling without complying with agricultural occupancy condition (Previous permission EE 76/74)

Location: Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Valid date:	05-MAY-92	Terminal date:	30-JUN-92
Target dates:		Target Committee:	24-JUN-92
To case officer	10-MAY-92	Report deadline:	10-JUN-92
Inspected by	15-MAY-92		
Extra contacts	20-MAY-92	Case Officer:	
Report if not clear by	09-JUN-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Whaplode PC	0406 26739	08-MAY-92	22-MAY-92	
Cllr S W Hoyes	0406 370408	08-MAY-92	22-MAY-92	
District Valuer	0205 311102	22-MAY-92	05-JUN-92	
Owner/Occupier				
Owner/Occupier				
District Valuer	~~0205 311102~~ 9	11-AUG-92	25-AUG-92	Peterboro' Office (F.A.O. Holmshaw)

L.C.C - No objection fcs 21/8/92

BRIAN SMITH DipTP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Com

Application no: H23/0507/92 Type: SECTION 63

Applicant: Mr & Mrs G Fletcher
Tel: 0406 34201

Agent: William H Brown
0775 711711

Description: Retention of dwelling without complying with agricultural occupancy condition (Previous permission EE 76/74)

Location: Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Valid date: 05-MAY-92
Target dates:
To case officer 10-MAY-92
Inspected by 15-MAY-92
Extra contacts 20-MAY-92
Report if not clear by 09-JUN-92

Terminal date: 30-JUN-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

(0775) 347842

		Sent	Expiry
Clerk to Whaplode PC	0406 26739	08-MAY-92	22-MAY-92
Cllr S W Hoyes	0406 370408	08-MAY-92	22-MAY-92
District Valuer	0205 311102	22-MAY-92	05-JUN-92
Owner/Occupier, Clearview, Millgate Road		27-MAY-92	10-JUN-92
Owner/Occupier, Strawberry Cottage		"	"

LCC ← No Objections JP 28/5/92

BRIAN SMIT ip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0507/92 Type: SECTION 63

Applicant: Mr & Mrs G Fletcher Agent: William H Brown
Tel: 0406 34201 0775 711711

Description: Retention of dwelling without complying with agricultural occupancy condition (Previous permission EE 76/74)
Location: Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Valid date: 05-MAY-92 Terminal date: 30-JUN-92
Target dates: Target Committee: 24-JUN-92
To case officer 10-MAY-92 Report deadline: 10-JUN-92
Inspected by 15-MAY-92
Extra contacts 20-MAY-92 Case Officer:
Report if not clear by 09-JUN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC	0406 26739	08-MAY-92	22-MAY-92
Cllr S W Hoyes	0406 370408	08-MAY-92	22-MAY-92
District Valuer	0205 311102	22-MAY-92	05-JUN-92

BRIAN SMITH Dip T. .RTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

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Extra contacts	20-MAY-92	Case Officer:	
Report if not clear by 09-JUN-92		D M GEDNEY	

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Category:
Listed building:
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Clerk to Whaplode PC	0406 26739	08-MAY-92	22-MAY-92
Cllr S W Hoyes	0406 370408	08-MAY-92	22-MAY-92

L.C.C — No objections for CS 11/5/92

Valuation Office

D J Gilbert FRICS
District Valuer and Valuation Officer
Peterborough

Crescent House
46 Priestgate
Peterborough PE1 1JB

Tel 0733-347842 extn 221
Fax 0733-893443

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Your reference : DMG/WL H23/0507/92
Our reference : OGD 26317/PAH/JE
Please ask for : Mr Halmshaw

Date : 28 October 1992

Dear Sir

TREETOPS, MILLGATE ROAD, WHAPLODE ST CATHERINES
AGRICULTURAL OCCUPANCY CONDITION

I refer to your letter of 11 August 1992 in relation to the above matter.

An inspection of the property has now taken place, and I am of the opinion that the current market value of the property, subject to the agricultural occupancy condition, is in the range of £55,000 (Fifty Five Thousand Pounds) to £60,000 (Sixty Thousand Pounds).

I note that the property has been on the market since May 1991, and at this date, it is my opinion that the market value of the site, again subject to the agricultural occupancy restriction was between £60,000 (Sixty Thousand Pounds) and £65,000 (Sixty Five Thousand Pounds). The difference in the above values reflects the fall in the market between the date the property was initially marketed for sale, and that at the current date.

The above information should not be regarded as valid for a period in excess of 4 months from the date of this letter, nor if the circumstances are altered. I would emphasise that no structural, site or soil survey has been carried out on the property and my valuation is made on the assumption that there are no structural or subsoil problems connected with the property.

This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (see section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) and your Council is recommended to treat it accordingly.

Yours faithfully

District Valuer

1027a

Discussed with MRH 3/11.
Consider that we have to report figures to Committee.
DMG.

S. H. D. C. PLANNING DEPT.
RECEIVED
- 2 NOV 1992 DG
FILE NOS.

D M Gedney

DMG/SAH H23/0507/92

District Valuer
Crescent House
Priestgate
Peterborough
PE1 1JN

21 October 1992

For the attention of Mr Halmshaw

Dear Sir

Planning Application H23/0507/92 - Retention of Dwelling without complying with Agricultural Occupancy Condition (Previous permission EE76/74), Treetops, Millgate Road, Whaplode St Catherines, Spalding (Mr & Mrs G Fletcher)

Further to your recent conversation with one of my Officers in respect of a valuation of the above property on the basis of the agricultural restriction, I hereby enclose an order for your convenience.

I hope the above is of assistance and look forward to your response as a matter of extreme urgency.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Enc.

28/9

Rang District Valuer (Peterborough) to check the progress on this application. Gentleman dealing with it was on leave but his colleague promised to look into it.

DMG. 28/9.

Rang District [illegible] 13/10
[illegible] dealing with the application but he was
[illegible]

DMG 13/10.

Rang Mr Halmshaw again at 4·30pm on 13/10.
Asked him whether it could be dealt with as a matter of urgency given the length of time. He ~~agreed~~ said he hadn't got the formal instruction but would get a response to the LPA as soon as possible. Asked for order to be sent through.

DMG 13/10.

Rang W.H. Brown 13/10 to inform them of progress and that we would be receiving a response from the District Valuer ASAP.

DMG 13/10.

D M Gedney

DMG/WL
H23/0507/92

22nd July 1992

District Valuer
Crescent House
Priestgate
Peterborough
PE1 1JN

Dear Sir,

Planning Application H23/0507/92 - Retention of dwelling without complying with agricultural occupancy condition (Previous Permission EE 76/74), Treetops, Millgate Road, Whaplode St Catherines, Spalding

I refer to my recent consultation to you requesting a valuation in respect of the above property and look forward to a response in respect thereof as a matter of urgency.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

Mr P. Hainsworth from District Valuer rang 11/8. Stated that ~~[illegible]~~ he had not received the original consultation. Agreed to send him another copy.

DMG 11/8.

Sent 11/8 by Admin.

William H.Brown

——Estate Agents, Valuers & Surveyors ——

Our Ref: RAS/JC S.4319DH

Your Ref:

Date: 17th July, 1992.

South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

Reply to: 18/19 Sheep Market, Spalding, Lincs. PE11 1BG
Tel: (0775) 711711

Dear Sirs,

Re: Application Reference H23/0507/92 - Mr. & Mrs. G. Fletcher, Tree Tops, Millgate Road, Whaplode St. Catherines, Spalding, Lincs.

We write to enquire as to the progress of our application submitted on behalf of Mr. & Mrs. Fletcher as it now appears to be some time since we heard from you.

Could you please advise accordingly.

Yours faithfully,
for and on behalf of
William H. Brown

Richard A. Stimson F.R.I.C.S.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUL 1992

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date 20/7

Royal Insurance

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OMBUDSMAN SCHEME

William H. Brown
RESIDENTIAL
Estate Agents, Valuers & Surveyors

Spalding 18/19 Sheep Market. PE11 1BG Tel: (0775) 711711
Fax: (0775) 711222.
Donington Market Place. PE11 4SU Tel: (0775) 82[illegible]
Long Sutton 34 Market Place. PE12 9JF Tel: (0406) 363224

Property Particulars

TREE TOPS
MILLGATE ROAD
WHAPLODE ST. CATHERINES
SPALDING
LINCOLNSHIRE
PE12 6SF



PRICE: £70,000

* **Superior individually designed detached bungalow in ¾ acre.**
* **Hall, Lounge, Dining Kitchen, 3 Double Bedrooms, Bathroom.**
* **Central heating, Double glazing, Garage and Workshop.**
* **Superb landscaped gardens. Agricultural occupancy clause applies.**

GENERAL INFORMATION: This superior bungalow was built circa 1972 and is of cavity brick and tiled construction with a Bradstone gable feature to the front elevation. Windows to the main building and sealed unit double glazed ceilings are coved and artexed and internal doors are of hardwood veneer.

The extensive gardens of approximately ¾ acre are beautifully laid out with lawns and an abundance of mature shrubs, trees and fruit trees.

The property is situated in a pleasant rural but not isolated location with farmland to the rear. Spalding is some 6 miles distant.

NOTE: The original planning permission limits the occupancy of the property to a person employed or last employed locally in agriculture.

DIRECTIONS: From Spalding take the B1165. Pass through Weston Hills and continue to Whaplode St. Catherines. The property is on the right hand side just after the Music Museum which is clearly signed.

TENURE: Freehold with vacant possession on completion.

SERVICES: Mains services of water and electricity are connected. Drainage is to a septic tank. The telephone is at present installed.

VIEWING: By prior arrangement with the Agents Spalding office - (0775) 711711.

VALUATION SERVICE: Our **FREE** Valuation and Marketing Advice Service is available to prospective purchasers with their own property to sell. For full details of this service without obligation please contact your nearest William H. Brown office.

Incorporating
White & Kingston

[illegible] Group Offic[illegible]

Royal Insurance

These particulars are intended only as a guide to the property, they do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects.
William H. Brown Ltd. Registered in England Co. No. 2013470. Registered Office, The Maltings, Wharf Road, Grantham, Lincs NG31 6BH
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S.4319DH - Tree Tops, Millgate Road, Whaplode St. Catherines

MORTGAGE ASSISTANCE: Our mortgage consultants will be pleased to advise on the most suitable mortgage for the purchase of this or any other property that you may eventually buy. This service is FREE of charge and includes arranging the mortgage with access to all major lenders (written quotations available on request), assisting in the completion of application forms and advising on all aspects of house purchase, including Solicitor Charges, Indemnity Guarantee Premiums, Land Registry Fees etc.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Life Assurance is usually required.

ACCOMMODATION:

Arched Porch with small pane glazed door to

ENTRANCE HALL: Radiator, central heating thermostat and loft ladder access to insulated roof space. Large walk in STORE, Airing Cupboard with insulated cylinder fitted with electric immersion heater.

LOUNGE: 18' x 12', reconstituted stone fireplace extending into arched alcove to form a TV plinth. Double radiator, TV aerial socket, wiring for four wall lights and picture light with brass dimmer control.

DINING KITCHEN: 18' x 11', range of oak panelled units comprising base cupboards and drawers with worktops inset with polymer resin sink unit. Space and plumbing for automatic washing machine. Range of fitted wall cupboards, tiled splashbacks to working areas. Double radiator, telephone point and electric cooker point.

Oil fired boiler providing the domestic hot water and central heating systems.

REAR ENTRANCE CONSERVATORY: 8'3" x 6', wall cupboard and glazed door to garden.

BEDROOM 1: 13' x 10' (maximum), radiator, telephone point and TV aerial socket.

BEDROOM 2: 13'10" x 9' with radiator.

BEDROOM 3: 12' x 8'10" with radiator.

BATHROOM: being fully tiled and having coloured suite comprising panelled bath, pedestal hand basin and low level W.C. Tiled shower cubicle with sliding screen. Double radiator.

OUTSIDE: An outstanding feature of this superior property are the absolutely delightful abundantly stocked gardens and grounds extending to ¾ acre more or less.

The property is set well back from the road having a long tarmac driveway flanked by fully stocked shrubberies and garden areas and orchard with a variety of fruit trees and soft fruit bushes.

Large lawn and variety of ornamental trees.

Spacious forecourt with ornamental dwarf wall providing ample vehicle and caravan parking INTEGRAL GARAGE: 20' x 10' (maximum) with up and over door, electric light and power supply. Rear service door and SEPARATE W.C. with low level suite. Ornamental wall with wrought iron handgate in brick archway to the completely secluded lawned rear garden fully screened by mature hedges. Productive vegetable garden at the side.
WORKSHOP: 32' x 13'6" of timber construction. STORESHED: of timber framed asbestos construction.

William H. Brown

Estate Agents, Auctioneers and Surveyors

21/5

RESIDENTIAL AGRICULTURAL COMMERCIAL

SPALDING OFFICE

William H. Brown RESIDENTIAL For Sale (0775) 711711

NEW

£61,500 — MOUNTBATTEN AVENUE, PINCHBECK. Spacious three bedroom detached modern house and garage. Hall, lounge, dining room, breakfast kitchen, pantry, utility, cloakroom, bathroom. Gas central heating. Cavity insulation. Gently sloping corner plot. S4322

NEW

£70,000 — MILLGATE ROAD, WHAPLODE ST CATHERINES. Superior individually designed detached bungalow in ¾ acre. Hall, lounge, dining kitchen, 3 double bedrooms, bathroom. Central heating, double glazing, garage and workshop. Superb landscaped garden. *Agricultural occupancy clause applies.* S4319

NEW

£41,500 — HAWTHORN BANK, SPALDING. Attractive two bedroom modern semi-detached house and garage. Hall, lounge/dining room, breakfast kitchen, bathroom, gas c/h. Secluded garden within easy reach of town centre. *Includes carpets and some curtains.* S4318

NEW

£45,950 — PINFOLD LANE, SPALDING. Fully modernised semi-detached cottage of character. Lounge with feature fireplace, dining area, kitchen, bathroom, two bedrooms, gas c/h, modern fittings throughout, absolutely delightful and abundantly stocked *panoramic landscaped* gardens. S4317

NEW

£47,500 — MILL LANE, WHAPLODE. Spacious detached non-estate bungalow and double garage. Hall, lounge, breakfast kitchen, three double bedrooms, bathroom, separate wc, gas fired central heating. South facing garden overlooking farmland. S4316

William H. Brown RESIDENTIAL For Sale (0775) 711711

NEW

£42,750 — MEADOWGATE LANE, SPALDING. Attractive and pleasantly situated detached baked bungalow. Hall, lounge, breakfast kitchen, bedroom, bathroom. Car parking space. Gas central heating, good sized lawned garden, *ample for extension. Ideal for first time buyer or retirement home.* S4321

£47,950 — PRIORY ROAD, SPALDING. Spacious three bedroom semi-detached house in town centre. Lounge, living room, fitted kitchen, conservatory, pioneer room, uPVC double glazed windows. Gas central heating. Garage. Town centre location within minutes of all amenities. S4315

£65,000 — NORTHGATE, WEST PINCHBECK. Individually designed non-estate three bedroom detached bungalow. Hall, inner hall, lounge, breakfast kitchen, bathroom. Leaded light double glazed windows, c/h. Spacious gardens. Open views to front and rear. S4314

£59,950 — NO CHAIN — BROADGATE, WESTON HILLS. Attractive four-roomed family house and garage. Hall, lounge, dining room, fitted breakfast kitchen, bathroom, utility, cloakroom, 3 bedrooms. Peaceful semi-rural location. S4245

NEW PRICE

£60,000 — HEREWARD ROAD, SPALDING. Spacious and improved 3 bedroomed semi-detached house. Lounge, dining room, bathroom. Pleasant residential location conveniently for excellent range of local facilities. S4244

£38,950 — BROADGATE, WESTON HILLS. Exceptionally spacious three bedroom semi-detached farm cottage. Hall, two reception rooms, kitchen, utility, store and second wc. Bathroom, central heating. Good sized garden of a fifth of an acre. Pleasant rural location with open views. Ample garage space. S4103

£56,500 — WELBECK DRIVE, SPALDING. Excellently situated, well maintained detached house and garage. Hall, lounge/dining room, kitchen with access to breakfast area. Three bedrooms, bathroom, gas c/h. Delightful secluded gardens. Quiet cul-de-sac location. S4312

£69,750 — SAXON CLOSE, SPALDING. Deceptively spacious detached bungalow with double garage. Hall, lounge, large dining kitchen, 3 bedrooms, luxury bathroom, gas central heating, triple glazing, every installation. Cul-de-sac, overlooks grassed area with access to Coronation Channel. S4276

£55,000 — HAVELOCK STREET, SPALDING. Attractive two bedroom end of terrace town house. Sitting room, living room, kitchen, bathroom with enclosed yard. Enclosed garden with fuel stores and outside wc. Established residential area close to town centre. S4154

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Life Assurance is usually required. Written quotations on request.

William H. Brown Financial Services
Mortgage and Financial Consultants

Joanne Meech, Financial Consultant

William H. Brown is an appointed representative of the Royal Life Group. Royal Life Insurance Limited is a member of LAUTRO.

£37,000 — QUEENS ROAD, SPALDING. Deceptively spacious 2 double bedroomed semi-detached house. Lounge with feature fireplace, large dining kitchen, refitted bathroom. Gas fired c/h. Front and rear gardens. Ample garage space. Ideal first home. All carpets and curtains included. S4235

£37,000 — WATER LANE, SPALDING. Fully renovated, refitted and extended terrace town house. Lounge, excellent fitted dining kitchen, utility, bathroom, 2 bedrooms. Lawned rear garden. Ideal for the first time buyer. S4206

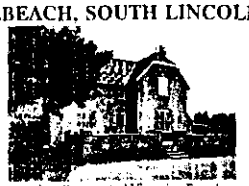
£109,750 — GOSBERTON. Most attractively designed 4 bedroomed detached house of character. *Reception hall, lounge, dining room, newly fitted kitchen with breakfast room, conservatory, utility, bathroom, shower room, 2 wcs. Spacious garage, sun-trap terrace. Delightful gardens of approx half acre.* S3423

£89,500 — SEAS END ROAD, SURFLEET. Superior individually designed detached riverside chalet residence. Reception hall, lounge, split level dining room, breakfast kitchen, conservatory. Two double bedrooms, *luxury bathroom, first floor bedroom, utility, double garage ground room,* central heating, double glazing, delightful well stocked gardens with river frontage. Riverside patio, landing stage, southern views over golf course. S4214

£36,500 — PENNYGATE, SPALDING. Traditional semi-detached 3 bedroom house. Lobby, lounge, dining room, kitchen, bathroom with shower. Gas fired central heating. Convenient established residential location. S4248

£51,500 — WINSOVER ROAD, SPALDING. Renovated and refitted end of terrace 2 bed town house. Lounge, breakfast open plan kitchen, fitted kitchen and bathroom. Enclosed rear garden. Within five minutes walk from town centre. S3811

Nr HOLBEACH, SOUTH LINCOLNSHIRE



A superbly presented, well protected Victorian Farmhouse set in grounds of about one acre with spacious centrally heated accommodation and a range of useful outbuildings.

Enjoying a tranquil rural setting, the property offers:
Hall, 4 Receptions, Farmhouse Kitchen, Utility Room, 7 Bedrooms, 2 Bathrooms, Oil C/H. Traditional Barn including Garaging. Workshop and Stable.

OFFERS IN THE REGION OF £210,000
WILLIAM H. BROWN
40-42 KING STREET, KING'S LYNN PE30 1DY
KING'S LYNN (0553) 771337

DONINGTON OFFICE

William H. Brown RESIDENTIAL For Sale (0205) 820272

NEW

£135,000 — DONINGTON. Deceptively spacious 3 bedroomed modern detached house. Hall, lounge, dining room/kitchen, utility, study/nursery, en-suite shower, family bathroom, c/h, double glazing. Quiet cul-de-sac *location.* D1262

NEW

£73,000 — PRIMROSE HOUSE, GOSBERTON CREAL. Period former farmhouse of character. *Entrance lobby, sitting room, living room, dining room, cloaks, lobby, utility room, bathroom, kitchen, 4 bedrooms, bathroom.* Outbuilding. Pleasant rural location. D1261

£55,000 — MALTINGS LANE, DONINGTON. Detached modern 3 bed house in non-estate *location on ½ of an acre. Breakfast kitchen,* lounge, separate dining room, cloaks, conservatory/utility, bathroom, c/h. Garage. D1055

£38,000 — MAPLE WAY, DONINGTON. Modern 2 bedroom semi-detached bungalow and garage. Hall, lounge, fitted kitchen, bathroom with coloured suite. *Oil fired c/h.* Pleasant cul-de-sac situation within easy walking distance of centre of well-served village. D1204

FURNISHED AND UNFURNISHED RENTED ACCOMMODATION NOW AVAILABLE

in Spalding, Sutton Bridge, Weston Hills, Quadring, Moulton Chapel and Donington.

RENTS from £250 pcm

For further details please contact the Spalding Office.

SUPERB VALUE £54,500



4 Bedroomed Detached House under construction
DONINGTON
Built to high specification, double glazing, cavity insulation, central heating. £2,000 kitchen allowance. Full details Spalding Office 0775 711711

SUPERB VALUE £54,500



£145,000 — NORTHORPE ROAD, DONINGTON. Individual detached bungalow, plot of 39 acre. Part hall, lounge, dining room, hobbies room, fitted kitchen, master bedroom, en suite bathroom, 3/4 further bedrooms, study/bedroom 5. Leisure complex with pool, spa, sauna, gymnasium, solarium. Situated on outskirts of well served village. D1247

NEW RELEASE

from

KINGS QUALITY HOMES GOSBERTON RISEGATE



High specification detached houses and bungalows in pleasant non estate village location.
3 bedroom houses at £53,500
4 bedroom houses from £57,500
3 bedroom bungalow from £57,500
★ Double Glazing
★ Cavity Insulation
★ Central Heating
★ Garages

Full details from: William H. Brown, Spalding. Tel: 0775 711711

LONG SUTTON OFFICE

NEW

£52,000 — WITHINGTON STREET, SUTTON BRIDGE. Compact end of terrace house on edge of the town. Living room, breakfast kitchen, gas central heating. Bathroom, one metal store, 2 bedrooms. Garden to rear. Rear garden L1538

NEW

£55,000 — MARSH ROAD, HOLBEACH ST MARKS. Established semi-detached house in unscreened rural location. Lounge, dining room, kitchen, bathroom, 3 bedrooms. Outbuildings, gardens. Open views. L1539

NEW

£57,950 — MAYDENE, BROADGATE ROAD, SUTTON ST EDMUND. Attractive detached bungalow in unscreened rural location. Lounge/diner, kitchen, utility, cloakroom, electric storage heaters, part solid fuel central heating, 2 bedrooms, bathroom. Garage, range of outbuildings in grounds of approx ¾ acre. L1540

NEW

£84,950 — CLEARWAY COTTAGE, MAIN ROAD, GEDNEY. Individual detached cottage in semi-rural location. Lounge/diner, study, kitchen, breakfast room, gas central heating, dg, conservatory, 3 bedrooms, bathroom with wc. Parking and garage space. Large gardens. L1541

NEW

Realistic Price of £42,500 — MERION HOUSE TERRACE, STATION ROAD, TYDD GOTE. Newly built semi house in centre of village. Open plan lounge/diner/kitchen, study, 3 bedrooms, bathroom, electric storage heaters, some double glazing. Garage and gardens. L1542

NEW

Realistically priced at £42,500 — MERION HOUSE TERRACE, STATION ROAD, TYDD GOTE. Newly built semi house in centre of village. Open plan lounge/diner/kitchen, 3 bedrooms, bathroom, electric storage heaters, some double glazing. Garage and gardens L1543

NEW

£47,500 — CAMELOT, LUTTON GOWTS, LONG SUTTON, LINCOLNSHIRE. Individual detached bungalow in semi-rural location. Lounge, breakfast kitchen, solid fuel central heating, 2 bedrooms, bathroom, electric shower. Garage and gardens L1544

NEW

£54,950 — HOSPITAL ROAD, WINGLAND, SUTTON BRIDGE. Well modernised semi-detached house in unscreened rural setting. Lounge, dining room, kitchen, cloakroom, bathroom, solid fuel central heating. 3 bedrooms. Garage. LOOSE BOX and further range of outbuildings. Garage and PADDOCK. L1546

REDUCED

£36,000 — DANIELS CRESCENT, LONG SUTTON. A recently built two bedroom detached home, convenient location. Lounge, dining/kitchen, bathroom. Carpets, curtains, cooker included. Good size garden. Space for garage. L1199

REDUCED

£69,500 — THE BEECHES, ROMAN BANK, HOLBEACH BANK. Larger than average individual detached house. Lounge, separate dining room, kitchen, conservatory, wc, study/office, three bedrooms. Good sized and attractive gardens. L1454

SPALDING (0775) 711711 LONG SUTTON (0406) 363224 DONINGTON (0775) 820272 BOSTON (0205) 311622

O.C.E.A. Ombudsman Scheme

White & Kingston

Royal Insurance

William H. Brown

Estate Agents, Auctioneers and Surveyors

28·5

RESIDENTIAL AGRICULTURAL COMMERCIAL

SPALDING OFFICE

NEW

£42,950 — ST JOHN'S ROAD, SPALDING. Virtually brand new 2 double bedroom terraced town house. Porch to lobby, lounge/dining room, well fitted kitchen, bathroom. Gas htg, dg. Southfacing enclosed garden. Car parking space. Ideal first home S4329

NEW

£79,000 — WESTRIPPE ROAD, GOSBERTON. Extended much improved non-estate detached house and double garage. Hall, extended lounge, sun lounge, dining room, well fitted kitchen, utility, cloakroom, 3 beds, bathroom. Dg, cwi, ch. Pleasant semi-rural location with splendid open views. S4327

NEW

£115,000 — HOLLAND PARK, SPALDING. Superbly appointed and exceptionally spacious chalet style residence of quality. Large reception hall, lounge, dining room, breakfast kitchen with appliances, master bedroom with fitted furniture and en suite shower room, 3 further double bedrooms, family bathroom. Leaded light dg, cwi, gas ch. Corner plot with double garage. A prestigious family home built 1990 S4324

NEW

£53,000 — REMBRANDT WAY, SPALDING. High specification 2 bed three-year-old detached bungalow and garage. Hall, lounge, dining, kitchen, bathroom. Gas ch, dg, cwi. Excellent throughout. Secluded gardens facing virtually south to rear, quiet cul-de-sac. S4325

SOLD SUBJECT TO CONTRACT

NEW

£45,000 — SHELLA CRESCENT, SPALDING. Attractive 3 bedroom semi-detached house. Lounge, dining room, kitchen, bathroom, separate wc. Well maintained gardens. Garage with access for small car. Quiet cul-de-sac location. Capable of some modernisation S4323

NEW

£56,500 — EAST COBGATE, MOULTON. Most attractive and excellently situated non-estate detached house. Enclosed porch, hall, lounge, dining room, kitchen, conservatory, cloakroom, 3 bedrooms, bathroom. Garage. Gas ch. Southfacing rear garden. Close to conservation village amenities S4326

£61,950 — MOUNTBATTEN AVENUE, PINCHBECK. Spacious three bedroom detached modernised house and garage. Hall, lounge, dining room, breakfast kitchen, pantry, utility, cloakroom, bathroom. Gas central heating. Cavity insulation. Generous corner plot S4322

£42,950 — MEADOWGATE LANE, SPALDING. Attractive and pleasantly situated detached linked bungalow. Hall, lounge, breakfast kitchen, bedroom, bathroom. Car parking space. Gas central heating, good sized lawned garden, space for extension. Ideal for first time buyer or retirement home. S4321

SOLD SUBJECT TO CONTRACT

£57,500 — ABBOTS WAY, SPALDING. Much improved, excellent 3 bedroom detached house. Hall, lounge with feature fireplace, dining room, refitted kitchen, conservatory, cloakroom, bathroom. Garage. Gas ch. dg replacement windows. Quiet residential area not overlooked to front or rear. S4320

£79,000 — MILLGATE ROAD, WHAPLODE ST CATHERINES. Superior individually designed detached bungalow in ¾ acre. Hall, lounge, dining kitchen, 3 double bedrooms, bathroom. Central heating, double glazing, garage and workshop. Superb landscaped gardens. Agricultural occupancy clause applies. S4319

£41,500 — HAWTHORN BANK, SPALDING. Attractive two bedroom modern semi-detached house and garage. Hall, lounge/dining room, breakfast kitchen, bathroom, gas ch. Secluded garden within easy reach of town centre. Includes carpets and some curtains S4318

DETACHED 3 BEDROOMED HOUSES

MOULTON EAUGATE — Detached family house in approx ¼ acre. Lounge, living room, sun lounge/dining kitchen, cloakroom, conservatory, 3 bedrooms, bathroom. Garage (04 mm) S3833

COWBIT — Spacious detached cottage, mile outside character, hall, lounge, dining room, pine breakfast kitchen, 3 bedrooms, bathroom. Garage. Delightful ½ acre gardens £87,500 S3836

PINCHBECK — Individual modern detached house of character. Lounge, dining room, breakfast kitchen, 3 double bedrooms, bathroom. Garage. Delightful ½ acre gardens £83,500 S3781

SPALDING — Modernised, extended detached house of character. Lounge, dining room, fitted kitchen, 3 double bedrooms, bathroom. Dg replacement windows. Garage. Ch. Large secluded gardens. £75,000 S4187

SPALDING — Particularly spacious 3 double bedroom detached house. Lounge, dining room, utility, bathroom, en suite shower room. Ch, cwi, dg. Garage. Gardens. £70,000. S4055

GOSBERTON CLOUGH — Substantial detached 3 bedroom house and garage. Lounge, dining room, kitchen, utility, conservatory, bathroom, lobbies. Oil ch, replacement uPVC dg. Gardens with open views, rural location £65,950 S4044

SPALDING — Superior 3 bedroom detached house. Two reception, kitchen, bathroom, conservatory/utility. Garage. Spacious mature non-estate plot. £62,000. S4204

MOULTON — Modern 3 bedroom detached house and garage. Lounge, dining room, breakfast kitchen, conservatory, cloakroom, bathroom. Ch. Sought after village situation. £6 1,950. S4003

SPALDING — High specification 3 bedroom modern detached house, garage. Reception hall, lounge/diner, fitted kitchen, mushroom. Corner plot £59,950 S4253

SPALDING — Modern 3 bedroom detached family house and garage. 20' lounge, dining kitchen, bathroom. Ch. Gardens. Conversion and sought after residential location. £59,950. S4260

PINCHBECK — Excellent non-estate 3 bedroom detached house. Lounge, dining room, study area, breakfast kitchen, bathroom. Ch. uPVC dg replacement windows. Generous gardens with open views. Garage. NO CHAIN. £59,750. S4071

MOULTON — Modern 3 bedroom detached house and garage. Lounge, dining room, breakfast kitchen, conservatory, cloakroom, bathroom. Gardens £59,000 S4259

SPALDING — Excellently situated well maintained detached house and garage. Hall, lounge/dining room, kitchen, breakfast area, 3 bedrooms, bathroom. Ch. Secluded gardens. £56,500. S4312

WHAPLODE — Non-estate 3 bedroom detached house and garage. Lounge, dining room, breakfast kitchen, utility, cloakrooms, bathroom. Ch. dg. Secluded gardens. £55,950 S4276

GOSBERTON — Excellently maintained non-estate detached house and garage. Lounge/dining room, kitchen, utility, 3 bedrooms, bathroom. Ch. Spacious garden. Village location. £52,950 S4310

NEW PRICE

£85,000 — NORTHGATE ROAD, WEST PINCHBECK. Substantial 4 bedroomed family house. Three reception rooms, breakfast kitchen, 2 bathrooms, various outhouses stones central heating. Pleasant yet convenience village location. S4213

NEW PRICE

£72,500 — COWBIT ROAD, SPALDING. Individually designed superior detached chalet residence. Reception hall, sitting room, dining room, breakfast kitchen, utility, 3 double bedrooms, bathroom, shower room. Gas ch. Garage. Secluded situation in well stocked gardens S4268

£62,950 — FEN END LANE, SPALDING. Fully modernised semi detached cottage of character. Lounge with feature fireplace, dining area, kitchen, bathroom, two bedrooms, gas ch, modern fittings throughout, absolutely delightful and abundantly stocked spacious landscaped gardens. S4317

£99,995 — POPLAR TREE FARM, Substantial detached house of character, with outbuildings and grounds. Rec hall, 650 sq ft lounge, dining rm, breakfast kit, 4 beds, bathrm, sep ground floor bathrm, cloakrm, wc. Self-contained granny annexe. Extensive stabled, workshop, storage 1.5 acres of gardens, orchard and paddocks. S4237

£33,750 — QUEEN'S ROAD, SPALDING. Deceptively spacious 2 bed semi-detached bungalow. Lobby, lounge, spacious dining kitchen, bathrm. Full gas ch. Pleasant garden with garage space. Close to local shops. Includes fitted carpets S3926

£31,500 — LONDON ROAD, SPALDING. Three bedroom end terrace dwelling. Sitting room, dining room, bathroom. Part modernised but requiring further works. Overlooking River Welland. S4241

DETACHED BUNGALOWS

WESTON — Attractive non-estate 2 double bedroom chalet bungalow. Hall, lounge/dining room, breakfast kitchen, conservatory, bathroom, wc. Secluded gardens. £53,000 S3342

PINCHBECK — Spacious individually designed detached bungalow. Reception hall, lounge, breakfast kitchen, utility room, separate wc, 3 double bedrooms, bathroom. Double garage. Non-estate location. Ch. £65,000. S4151

SPALDING — Three bedroom detached bungalow and garage. Lounge, breakfast kitchen, bathroom, utility. Ch. Popular residential location. £65,000 S4263

WESTON HILLS — Non-estate 2 double bedroom detached bungalow. Lounge, dining kitchen, bathroom. Garage. Cwi, dg, electric radiator heating. Spacious gardens £53,000. S3904

GOSBERTON RISEGATE — Non-estate 2 double bedroom detached bungalow. Lounge, dining kitchen, bathroom. Ch. dg. Garden. Garage £66,950 S4034

SPALDING — Extended 2 bedroom detached bungalow and garage. Hall, lounge, kitchen, bathroom. Pleasant, convenient cul-de-sac £65,500 S4182

HOLBEACH ST JOHN — Spacious, superior detached bungalow with 5 acres of land. Lounge/dining room, breakfast kitchen, utility, conservatory, 3 double bedrooms, bathroom. Garage. Dg replacement windows, full ch. Excellent throughout. Land ideal for horticultural or equestrian use. £110,000 S4019

SPALDING — Exceptionally spacious individually designed detached bungalow. Lounge/dining room, sun lounge, breakfast kitchen, 3 bedrooms, bathroom. Delightfully secluded gardens. Ch. Garage. Prestigious cul-de-sac. £105,000 S4180

WHAPLODE DRIVE — Superior individually designed non-estate detached bungalow and double garage. Reception hall, lounge, dining room, breakfast kitchen, 3 bedrooms, bathroom. Ch. dg. £85,000 S4209

SPALDING — Three bedroom detached modern bungalow and garage. Dg, ch. Lounge, sun lounge, dining kitchen, bathrooms, separate wc. Secluded gardens. Cul-de-sac location. £70,000 S4277

GOSBERTON RISEGATE — Four bedroom non-estate detached modern family bungalow. Hall, lounge, breakfast kitchen, utility, bathroom, en suite shower room. Dg, cwi. Gardens with views over farmland. £69,950. S4223

SPALDING — Detached bungalow with double garage. Lounge, dining kitchen, 3 bedrooms, bathroom. Ch. triple glazing, cwi. Cul-de-sac. £64,750 S4176

WHAPLODE DRIVE — Fine bedroom detached bungalow and garage. Lounge, dining kitchen, rear entrance/utility, cloakrooms, fitted bedrooms. Rural village location. £65,000. S3900

SPALDING — Individually designed high specification detached bungalow. Lounge, dining kitchen, 3 bedrooms, en suite shower room, bathroom. Ch. dg. Corner plot in popular area. Delightful layout. £62,995 S4179

SPALDING — Detached bungalow and garage. Lounge, breakfast kitchen, 2 double bedrooms, bathroom. Ch. dg, cwi. Pleasant gardens. Cul-de-sac location. £60,950 S4287

DETACHED 4/5 BEDROOMED HOUSES

GOSBERTON — Spacious, extended detached family house. Three reception rooms, refitted kitchen, utility/playroom, 5 bedrooms, bathroom. Ch. Pleasant village location. £95,000 S1237

DEEPING ST NICHOLAS — Exceptionally spacious period residence with 2 bedroom self-contained flat. Reception hall, large lounge, dining room, breakfast kitchen, utility, 3/4 bedrooms, en suite dressing room with shower, bathroom. Garage. £90,950 S4127

SPALDING — Spacious, extended 3 bedroom family house, with sq ft open plan lounge/eating/dining area, breakfast kitchen, utility, cloakroom, bathroom, sun balcony. Ch. Garage. £92,500 S4227

SPALDING — Four bedroom detached house and garage. Lounge, diner, refitted breakfast kitchen, cloakroom, full dg, ch. Quiet cul-de-sac. £68,950 S4110

SPALDING — Substantially extended, refitted 4 bedroom house. Lounge, dining room, breakfast area to kitchen, 2 bathrooms. Garage. Popular area. NO CHAIN. £75,000. S4262

SPALDING — Spacious 4 bedroom house with double garage. Hall, cloakroom, lounge, dining room, breakfast kitchen, bathroom. Ch. dg. Coronation Channel to rear. £74,950 S4174

SPALDING — Well maintained 4 bedroom family house and garage. Cloakroom, lounge, dining room, fitted kitchen. Popular, convenient residential location. £64,950. S4256

SPALDING — Superior high specification 4 bedroom detached executive house. Lounge, dining room, study, breakfast kitchen, utility, cloakroom, bathroom. Ch. Some hardwood dg replacement windows. Spacious plot. Double garage. £69,500. S4261

PINCHBECK — Spacious detached family house with double garage. Lounge, dining room, breakfast kitchen, utility, cloakroom, 4 bedrooms, bathroom. Ch. Popular residential area. £78,000. S1790

SPALDING — Excellently situated 4 bedroom detached house with double garage. Lounge, dining room, breakfast kitchen, cloakroom, bathroom. Ch, dg replacement windows. Spacious gardens. £76,500. S4266

LONG SUTTON OFFICE

NEW

£48,000 — HIX'S LANE, TYDD ST MARY. Modern detached 3 bed bungalow. Replacement dg, solid fuel ch. Lounge, kitchen, bathroom. Gardens. Garage. L1477

NENE CROWN FARM, WINGLAND, SUTTON BRIDGE. Semi-detached cottage in rural situation. Lounge, kitchen/dining room, 3 beds, bathroom. Open views. Convenient for Sutton Bridge, King's Lynn, etc. L1471

NEW

IN THE REGION OF £94,500 — LAMBLEYS MILL COTTAGE, NORTHONS LANE, HOLBEACH. Unique modernised and extended detached cottage on the edge of town. Lounge, dining room, breakfast kitchen, utility, bathroom, cloakroom, 4 beds, one with en suite shower room, conservatory. Parking and garage space. Mature private gardens. L1547

NEW

£42,500 — NEW ROAD, SUTTON BRIDGE. Larger than average mid-terrace house, close to town centre. Lounge, dining room, kitchen, utility. Gas ch, dg. Cloakroom, 3 beds, bathroom with shower cubicle. Garage. Rear Yard. L1548

NEW

£44,500 — MARSH ROAD, HOLBEACH HURN. Individual detached modern bungalow on edge of the village. Lounge, dining room, breakfast kitchen, 2 beds, bathroom with corner suite. Sealed unit and secondary dg, solid fuel ch. Garage, parking for caravan. Gardens. L1545

REDUCED

£60,000 — 20 EDINBURGH WALK, HOLBEACH. Established detached house in non-estate position. Lounge, dining room, breakfast kitchen, cloakroom. Gas ch. Three bedrooms, bathroom coloured suite. Large garage. Corner plot gardens. L1531

£45,000 — 126 LONDON ROAD, LONG SUTTON. Spacious modernised town house in non-estate situation. Lounge, separate dining room, newly fitted kitchen, conservatory, utility. Gas fired ch. Three bedrooms, newly fitted bathroom. Gardens. Open views to rear. MUST BE VIEWED L1532

£72,500 — 33 STURTON WAY, LONG SUTTON. Spacious immaculate detached chalet bungalow in quiet residential position. L-shaped lounge/diner, conservatory, newly fitted kitchen and bathroom. Gas ch, replacement dg windows. Three bedrooms, one with en suite shower. Garage. Easy to manage gardens. L1535

£25,950 — WHARF STREET, SUTTON BRIDGE. Established semi-detached house requiring some further modernisation. Through lounge/diner, kitchen, utility area, cloakroom, store room. 3 bedrooms, bathroom. Garden store, gardens. L1397

DONINGTON OFFICE

£55,000 — DONINGTON. Deceptively spacious 3 bedroomed, modern detached house. Hall, lounge, dining room/kitchen, utility, study/nursery, en-suite shower, family bathroom, ch, double glazing. Quiet cul-de-sac location. D1262

£69,950 — TOWN DROVE, QUADRING. Modern well appointed 4 bed detached house and double garage. Hall, lounge, study, dining room, fitted kitchen, master bed with en suite bathroom, 3 further beds, family bathroom. Full Calor Gas ch, sealed unit dg, intruder alarm system. D1296

£39,950 — MAPLE WAY, DONINGTON. Modern 2 bed detached bungalow. Ent hall, 18' lounge, kitchen, bathroom. Economy 7 htg. Pleasant cul-de-sac location. D1255

£54,950 — MAPLE WAY, DONINGTON. Well maintained bungalow, situated in cul-de-sac on popular residential development, having ent hall, lounge/dining room, fitted kitchen, 3 beds, bathroom, wc. Garage. D1126

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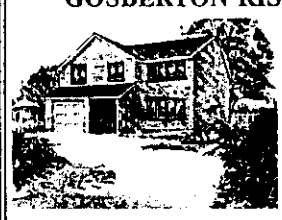
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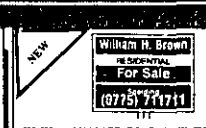
RESIDENTIAL AGRICULTURAL COMMERCIAL

SPALDING OFFICE



NEW

£63,500 — ALEXANDRA ROAD, SPALDING. Individually designed, part specification, detached house and garage. Porch, hall, lounge, well fitted dining kitchen, utility room, three bedrooms, bathroom, separate shower room, gas heating, double glazing. S4351



NEW

£50,500 — MALLARD ROAD, LOW FULNEY. Twothree bedroomed centrally heated semi-detached house. Hall, lounge, dining room, breakfast kitchen, bathroom, separate WC. Gardens front and rear with ample off street parking area. S4352



NEW

£58,000 — BROADGATE, WESTON HILLS. Modern 3 bedroom detached family house and garage. Lounge, dining kitchen, utility, cloakroom, bathroom with shower, pleasant enclosed location. S4353



NEW PRICE

£54,500 — (NO CHAIN) — BRIDGE FARM, GLENSIDE NORTH. Two bedroom semi-detached cottage requiring modernisation. Sitting room, living room, entrance conservatory, bathroom/kitchen. Gardens front, side and rear. Space for extension/garage. Open fields to rear. River Glen to front. S4298



NEW PRICE

£89,950 — MOULTON FAUGATE. Superior detached family house set in just over ½ acre. Lounge, living room, sun lounge, dining kitchen, cloakroom, conservatory, 3 beds, bathroom. Garage/workshop S3903



NEW PRICE

£26,500 — HAWTHORN BANK, SPALDING. Mid terrace three bedroom house. Lounge, dining room, kitchen, bathroom. Would benefit from modernisation works. Convenient location, close to town centre. S3999



NEW PRICE

£89,000 — AVERBURY GARDENS, SPALDING. Most attractive 3 bed det family house and garage. Hall, 20ft lounge, fitted kitchen, bathroom. Gas c/h. Much sought after residential cul-de-sac S4013



NEW PRICE

£51,000 ONO — SHEPEAU STOW, WHAPLODE DROVE. Extended and improved 3 bedroom detached bungalow in approximately one-third of an acre. Hall, lounge/dining room, fitted kitchen, conservatory, bathroom. Calor gas central heating, part double glazing. S4178



NEW PRICE

£58,000 — LONDON ROAD, SPALDING. Superior 3 bedroom detached house. Arched porch, hall, 2 receptions, kitchen, bathroom, rear conservatory/utility room, store/workshop. Garage. Spacious and mature non-estate plot. S4294



NEW PRICE

£60,750 — BEAUFORT DRIVE, SPALDING. Well maintained and attractively designed 2 bedroom chalet residence. Lounge/dining room, kitchen, bathroom, garage. CWL, gas c/h. Easily maintained gardens. S4239



NEW PRICE

£29,950 — LONDON ROAD, SPALDING. Three bedroom end terrace dwelling. Sitting room, dining room, bathroom. Part modernised but requiring further works. Overlooking Rivers Welland S4241



NEW PRICE

£49,950 — GUILDHALL DRIVE, PINCHBECK. Fully modernised 3 bedroom semi-detached house and garage. Hall, lounge, separate dining room, kitchen, cloakroom, utility. Gas fired c/h. Quiet cul-de-sac Village centre location S4285



£— BELVEDERE CLOSE, SPALDING. Improved and well maintained detached house and garage. Lounge, well fitted dining kitchen, conservatory, two double bedrooms, utility room, luxurious bathroom. Gas fired central heating, sealed unit double glazing S4345



£67,000 — FANTAIL CLOSE, SPALDING. Virtually new linked detached 2 bedroom house and garage. Porch, lounge, fitted dining kitchen, bathroom with coloured suite, gas c/h, double glazing, cavity wall insulation. Pleasant location on outskirts of town. All carpets are included in the sale price. S4348



£89,500 — STONEGATE, SPALDING. Splendid detached five bedroom Victorian family residence of character. Hall, 3 reception rooms, refitted breakfast kitchen, shower room. Gas c/h. Mature corner garden. Garage. Stores etc. S4349



£33,500 — BROADGATE, WESTON HILLS. Non-estate 2 bedroom semi-detached cottage. Sitting room, dining room, kitchen, bathroom. Garden with rear lawn over farmland. Stone and outside wc. Includes carpets and storage heaters. Capable of further improvement. S4390



£59,500 — LILBURN DRIVE, SPALDING. Well situated three year old three bedroom detached house and garage. Hall, lounge, dining room, kitchen, utility, bathroom. Gas central heating, double glazing, cavity insulation S4347



£33,000 — CHAPEL LANE, SPALDING. Two bedroom terraced house in town centre location Sitting room, dining room, kitchen, utility, wc, bathroom. Some double glazed replacement windows S4306



£61,500 — PENNYGATE, SPALDING. Extended and improved 3 bedroomed semi-detached house. Lounge, fitted kitchen, bathroom, utility room, cloakroom, breakfast/living room. High insulation with double glazed replacement windows and cavity insulation. S4344



£92,500 — ST THOMAS'N ROAD, SPALDING. Fine detached Victorian family residence of character and quality. Reception hall, split level lounge and sitting room, sun lounge, dining room, well fitted breakfast kitchen, boiler room, master bedroom with en suite dressing room/bedroom 4, 2 further double bedrooms, luxury bathroom with jacuzzi. Double tandem garage. Pleasant garden. S4078



£70,000 — MILLGATE ROAD, WHAPLODE, ST CATHERINES. Superior individually designed detached bungalow in ¼ acre. Hall, lounge, dining kitchen, 3 double bedrooms, bathroom. Central heating, double glazing. Garage and workshop. Superb landscaped gardens. Agricultural occupancy clause applies S4319



£54,000 — STOCKWELL GATE, WHAPLODE. Three bedroom detached house of character. Solid fuel heating, modern wiring, hall, sitting room, dining room, study/breakfast room, bathroom, breakfast kitchen, conservatory, utility, fuel store S3697



£83,500 — MILL GREEN ROAD, PINCHBECK. Modern detached house of character. Porch, hall, lounge, dining room, breakfast kitchen, three double bedrooms, bathroom, gas central heating. Garage. Delightful ¼ acre mature garden. Superb order throughout S3781



£115,000 — SPALDING ROAD, HOLBEACH. Exceptional 7 bed detached family house of impressive quality. Sitting room, morning room, dining room, breakfast kitchen, utility, lower fitted bathroom plus en suite bathroom with period suite. Beautifully laid out one-third acre gardens. Large garage plus outbuildings. Convenient for town centre. Excellently maintained inside and out. S3456

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LONG SUTTON OFFICE



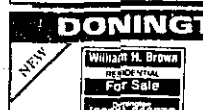
£69,500 — REDMAYES, HOSPITAL DROVE, LONG SUTTON. Established individual detached bungalow on non estate rural position. Lounge, dining kitchen, conservatory, oil central heating, double glazing, separate wc, bathroom, 2 bedrooms. Parking and garage space and gardens L1550



£69,850 — MAIN ROAD, GEDNEY DROVE END. Large modernised detached bungalow in uncrowded village location. Lounge, dining room, breakfast kitchen, utility, 4 bedrooms, bathroom. Solid fuel ch. Parking and garage space. Gardens. Open views L1549

DONINGTON OFFICE

NEW



£57,000 — LINDUM WAY, DONINGTON. Modern detached three bedroomed family house, with garage. Sitting room, dining room, fitted kitchen, bathroom. Residential cul-de-sac on edge of village. D1264

NEW



SALEM STREET, GOSBERTON. 3 bedroomed non-estate detached bungalow. Entrance hall, lounge, kitchen, bathroom, central heating. Village location. D1266



£62,950 — THE GATEHOUSE, QUADRING. Detached cottage in grounds extending to approx ¾ acre. Lounge, dining room, kitchen, 3 bedrooms and bathroom. D1295



NEW PRICE

£77,500 — CHURCH LANE, DONINGTON. Superior detached chalet residence with double garage. Reception hall, lounge, dining room, fitted kitchen, conservatory, ground floor bedroom, shower room. Two first floor double bedrooms, bathroom. Oil central heating. D1179

HALL DRIVE, GOSBERTON



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Full details from
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NEW

£93,000 — GEDNEY ROAD, LONG SUTTON. Unique and imposing detached house close to the town centre. Lounge, dining room, breakfast kitchen, 4 bedrooms, bathroom with shower. Gas central heating. Garage. Mature gardens. MUST BE VIEWED. L1555



NEW PRICE

£39,500 — ASH COURT, DONINGTON. Modern 3 bed semi-detached house. Hall, lounge, fitted dining kitchen, bathroom with coloured suite. Economy 7 heating. Pleasant and convenient cul-de-sac location. Within easy walking distance of village centre. D1232



NEW PRICE

£39,950 — MAPLE WAY, DONINGTON. Modern 2 bedroom detached bungalow. Ent hall, 18' lounge, kitchen, bathroom. Economy 7 htg. Pleasant cul-de-sac location. D1253



NEW PRICE

£27,950 — CROWN FARM COTTAGE, MOULTON SPAS END. 3 bedroomed traditional semi-detached house. Lounge, dining/kitchen, bathroom. Good gardens. Open views Garage. L1572



NEW PRICE

£29,000 — FARROW AVENUE, HOLBEACH. Nearly new end bedroom end of terrace suitable for starter or retirement home. Lounge, kitchen, bathroom. Part double glazing, carpets included. Convenient location. L1506

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NEW PRICE

£34,000 — CAMPLING PLACE, HOLBEACH BANK. Restored and renovated semi-detached house in semi-rural situation. Lounge/diner, breakfast/kitchen, some electric storage heaters, bathroom with wc, 3 bedrooms, cloakroom and store. Parking and garage space. Good gardens. L1528



£42,500 — NEW ROAD, SUTTON BRIDGE. Larger than average mid-terrace house close to town centre. Lounge, dining room, kitchen, utility, gas central heating, double glazing, cloakroom, 3 bedrooms, bathroom with shower cubicle. Garage. Rear yard. L1548



NEW PRICE

£65,000 — TOWN DROVE, QUADRING. Modern well appointed 4 bed detached house and double garage. Hall, cloaks, lounge, study, dining room, fitted kitchen, master bed with en-suite bathroom, 3 further beds, family bathroom. Full Calor gas ch, sealed unit dg. Intruder alarm system. D1206



£58,000 — MAPLE WAY, DONINGTON. Modern 2 bedroom semi-detached bungalow and garage. Hall, lounge, fitted kitchen, bathroom with coloured suite. Oil fired ch. Pleasant cul-de-sac situation within easy walking distance of centre of well-served village. D1204

RENTED ACCOMMODATION

ACCOMMODATION TO LET IN
SUTTON BRIDGE, SPALDING,
MOULTON CHAPEL, DONINGTON,
WHAPLODE

Please contact the Spalding Office for further details

£32,500 — CHALK COTTAGE, CHALK LANE, SUTTON BRIDGE. Mature individual semi-detached cottage on the edge of the town. Lounge, dining area, breakfast kitchen, cloakroom, bathroom with wc. 2 bedrooms, box-rooms/baby room. Garage with open views L1520

£49,950 — LITTLE COMMON, HOLBEACH CLOUGH. Individual detached bungalow in non-estate position. Lounge, dining kitchen, bathroom, shower and wc, 3 bedrooms, solid fuel central heating, cavity wall insulation. Garage. Gardens. Open views. L1551

OC4A Ombudsman Scheme

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RESIDENTIAL AGRICULTURAL COMMERCIAL

SPALDING OFFICE



NEW

£68,000 — RISEGATE ROAD, GOSBERTON RISEGATE. Non-estate two bedroom detached bungalow in rural village location, open fields to rear. S4360



NEW

£51,500 — WESTON, SPALDING. Attractive modernised 3 bedroom semi-detached cottage. Extended lounge, modern open plan kitchen/dining room, bathroom. Delightful ½ acre garden, with ample garage space. Dg. Immediate sale, vacant, Economy 7 heaters and electric radiators. S4361



£95,000 NO CHAIN — SILTSIDE, GOSBERTON RISEGATE. Late Victorian three bedroom detached cottage with two acres (approx.). Lounge/dining room, kitchen, bathroom, solid fuel central heating, barn, glasshouse etc. Ideal for horticulture or equestrian use. Scope and potential for further improvement or extension. S4359



£54,000 — CARRINGTON ROAD, MOULTON MARSH. Three bedroom semi-detached cottage in quiet rural area. Sitting room/dining room, kitchen, lobby to bathroom. Partly modernised but capable of further improvement. Generous gardens with open views. Ample space for extension or garages. S4358



£79,500 — EAST COASTATE, MOULTON. Timber-framed detached chalet bungalow on one-fifth of an acre. Hall, lounge, dining room, kitchen, 2 double bedrooms, bathroom. S4339



£79,995 — MILLGATE ROAD, WHAPLODE ST CATHERINES. Superior individually designed detached bungalow in 3/4 acre. Hall, lounge, dining kitchen, 3 double bedrooms, bathroom. Central heating, double glazing, garage and workshop. Superb landscaped gardens. Agricultural occupancy clause applies. S4318



NEW PRICE

£84,950 — LILBURN DRIVE, SPALDING. Well presented two bedroomed detached bungalow and garage. Hall, lounge, dining room, kitchen, utility, bathroom. Gas central heating, double glazing, cavity insulation. S4347



NEW PRICE

£57,000 — MOULTON CHAPEL ROAD, COWBIT. Attractive three bedroom semi-detached house in spacious garden. Separate use. Lounge/dining room, kitchen, entrance conservatory, bathroom. Large garden. Pool store. Views over farmland to rear. Pleasant semi-rural location. S4229



£115,000 — HIGH ROAD, WESTON. Superior individual detached executive residence in attractive split level design. Reception hall/dining room, large lounge, fitted breakfast kitchen, 3 double bedrooms, luxury bathroom, double garage, gas heating. Garden rooms, shower room. Lobby, utility, suitable for conversion to granny annexe. Non-estate location overlooking fields. Mature gardens. S4346



£69,750 — BAXON CLOSE, SPALDING. Exceptionally spacious detached bungalow with double garage, hall, lounge, large dining kitchen, 3 bedrooms, luxury bathroom, gas central heating, triple glazing, cavity insulation. Cul-de-sac, overlooks grassed area with access to Coronation Channel. S4178



£95,000 NO CHAIN — BACKGATE, COWBIT. Individually designed high quality residence. Hall, lounge, dining room, well fitted breakfast kitchen, utility, cloakroom, master bedroom with en suite shower room, 3 further bedrooms, bathroom. One o/h. Half acre gardens. Double garage. S4 264



£89,500 — WOOLRAM WYGATE, SPALDING. Superior high specification 4 bedroom detached residence, lounge, dining room, study, breakfast kitchen, utility, cloakroom, bathroom. Gas o/h, some hardwood sg, replacement windows. Set well back from road on spacious plot. Double garage. S4263



£59,000 — ASKBY GARDENS, MOULTON. Modern three bedroom detached house and garage in quiet cul-de-sac. Hall, lounge, dining room, breakfast kitchen, conservatory, cloakroom, bathroom, gas central heating, cavity insulation. Double glazing. Good gardens. S4259



£89,500 — STONEGATE, SPALDING. Splendid detached five bedroom Victorian family residence of character. Hall, 3 reception rooms, refitted breakfast kitchen, shower room. Gas o/h. Mature corner gardens. Garage. Stores etc. S4349



£54,500 — PENNYGATE, SPALDING. Traditional semi-detached 3 bedroom house. Lobby, lounge, dining room, kitchen, bathroom with shower. Gas fired central heating. Convenient established residential location. S4348



£75,000 — RUTLAND GARDENS, GOSBERTON. Exceptionally spacious extended detached family house. 3/4, 3 reception rooms, refitted kitchen, utility/playroom, five bedrooms, bathroom with two suite shower room, 3 further bedrooms, bathroom. Gas central heating, green wood-and-pleasant village location. South facing gardens. S4247



£73,000 — QUEENS ROAD, SPALDING. Deceptively spacious 2 double bedroomed semi-detached house. Lounge with feature fireplace, large dining kitchen, refitted bathroom. Gas fired c/h. Front and rear gardens. Useful garage space. Ideal first home. All carpets and curtains included. S4135



£69,995 — SILTSIDE, GOSBERTON RISEGATE. Spacious 4 bedroom non-estate detached house, formerly bungalow. Hall, lounge with open fire, breakfast kitchen, utility, bathroom, en suite shower room. Dg, cwl, overlooking 2 ha. Generous gardens. Views over farmland. S4233



£109,750 — GOSBERTON. Most attractively designed 4 bedroomed detached house of character. Reception hall, lounge, dining room, newly fitted kitchen with breakfast room, conservatory, utility, bathroom. Shower room. 2 wcs. Spacious garage, annexe/ bedroom. Delightful gardens of approx. half acre. S3623



£69,950 — MATMORE GATE, SPALDING. Excellently situated, spacious detached family house with double garage. Porch, hall, lounge, dining room, large kitchen, conservatory, cloakroom/utility, 4 bedrooms, bathroom. Gas o/h. Generous mature gardens. S4222



£85,000 — NORTHGATE ROAD, WEST PINCHBECK. Substantial 4 bedroomed family house. Three reception rooms, breakfast kitchen, 2 bathrooms, various enclosures/courts, central heating. Pleasant yet convenient village location. S4213



£56,500 — PENNYGATE, SPALDING. Individually designed high specification detached bungalow. Hall, lounge, fitted dining kitchen, 3 bedrooms, en suite shower room, luxury family bathroom. Economy 7 c/h, full dg. Detached garage. Tastefully decorated. S4179

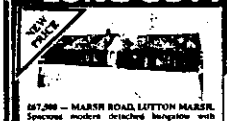


£59,950 NO CHAIN — BRITON COURT, SPALDING. Luxuriously appointed and expertly maintained first floor town flat. Large lounge/dining room, super fitted kitchen, bedroom, bathroom, sun trap garage. Heather-clad internal dg, replacement windows. Balcony overlooking the river. Inclusive carpets, lino, oven etc. S4017



£55,000 — FAIRVIEW WAY, SPALDING. Immaculate 2 bedroomed detached bungalow and garage. 20' lounge, fitted kitchen, bathroom with coloured suite. Full gas fired ch. cwl, sealed unit dg. S3973

LONG SUTTON OFFICE



NEW PRICE

£67,500 — MARSH ROAD, LUTTON MARSH. Spacious modern detached bungalow with holding of 1.75 acres. Hall, lounge, large games room, fitted kitchen, cloakroom, three good bedrooms, bathroom, central heating, double glazing. Garage. Stable block, rural location with panoramic views. L1405



NEW PRICE

£47,500 — HIGH STREET, HOLBEACH. Unusual link detached house in prominent town centre position. Lounge, dining room, study room, breakfast kitchen, cloakroom, 3 bedrooms, bathroom with we. Gas o/h. Garage with loft, access, small garden. L1382



£53,500 — BROADGATE, WESTON HILLS. Non-estate 2 bedroom semi-detached cottage. Sitting room, dining room, kitchen, bathroom. Gardens with rear views over farmland. Store and outside wc. Includes carpets and storage heaters. Capable of further improvement. S4356



£45,950 — ST JOHN'S ROAD, SPALDING. Victorian bay fronted 2 double bedroom terraced town house. Porch to lobby, lounge/dining room, well fitted kitchen, bathroom, gas htg, dg. Small fenced enclosed garden. Car parking space. Ideal first home. S4328

HALL DRIVE, GOSBERTON
£125,000



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NEW PRICE

£53,000 — MARSH ROAD, HOLBEACH ST MARKS. Established semi-detached house in unconverted rural location. Lounge, dining room, kitchen, bathroom, 3 bedrooms, Outbuildings, gardens. Open views. L1539



NEW PRICE

£54,950 — COTTAGE, GRANGE FARM, HOSPITAL ROAD, WINGLAND. Semi-detached 3 bedroom country cottage. Lounge, kitchen, bathroom, conservatory. Good sized gardens, open rural views. L1010

DONINGTON OFFICE



£95,950 — CHESTNUT AVENUE, DONINGTON. Extended 3 bedroom semi-detached house and garage. Hall, lounge, dining room, fitted kitchen, bathroom. C/h. Gardens. Popular residential area. D1213



£41,000 — HUNDRED FEN, GOSBERTON CLOUGH. Modernised and improved detached country cottage. 2 bedrooms, fitted kitchen, sitting room, bathroom, part. Extensive timber frame construction. Oil fired c/h. Thatched roof. Heating. Generous plot in rural location. D1244



£84,950 — CLEARWAY COTTAGE, MAIN ROAD, GEDNEY. Individually designed detached house in semi-rural location. Lounge/diner, study, kitchen, breakfast room, gas central heating, dg, cavity insulation, 3 bedrooms with wc. Parking and garage space. Large store. Gardens. L1541



£84,500 — 112 NEW ROAD, SUTTON BRIDGE. Individually designed detached house in non-estate position. Lounge, dining room, breakfast kitchen, oil central heating, double glazing, 3 bedrooms, bathroom, separate wc, conservatory, garage, outside wc, workshop. L1553

BUILDING PLOTS

Situated Spalding, Surfleet, Holbeach, East Heckington, Bicker, Donington, Gedney Hill, Gosberton, Tydd St Mary, West Pinchbeck, Long Sutton, Sutton Bridge, Moulton.

Full details at Spalding Office.



NEW PRICE

£74,950 — 17 RAVEN LODGE, GOSBERTON RISEGATE. Deceptive 3 bedroom modern detached family bungalow in just over ½ acre. Hall, cloakroom with shower, 21ft lounge, separate dining room, breakfast kitchen, family bathroom, integral garage. D1254



£58,000 — MAPLE WAY, DONINGTON. Modern, 3 bedroom semi-detached bungalow and garage. Hall, lounge, dining room, kitchen, bathroom with coloured suite. Oil fired c/h. Pleasing cul-de-sac situation within easy walking distance of centre of well-served village. D1256



£93,000 — GEDNEY ROAD, LONG SUTTON. Unique and imposing detached house close to the town centre. Lounge, dining room, breakfast kitchen, 4 bedrooms, bathroom with shower. Gas central heating. Garage. Mature gardens. MUST BE VIEWED. L1555

RENTED ACCOMMODATION

Baston Fen, Donington, Long Sutton, Sutton Bridge, Weston, Whaplode and Spalding. From £250 pcm.

For further details contact Spalding Office.



£89,950 — CHESTNUT AVENUE, DONINGTON. Extended modern 2 bedroomed semi-detached bungalow and garage. Hall, 26ft lounge, fitted kitchen, bathroom with coloured suite. Pleasant cul-de-sac location, convenient for well served village centre. D1210



£58,500 — TOWN DAM LANE, DONINGTON. Well maintained non-estate detached family house and garage. Sitting room, dining room, kitchen, conservatory, 3 bedrooms, bathroom, oil heating, cavity wall insulation. Pleasant and convenient location. Open views, rear surrounding farmland to rear. D1267

£73,000 — HANNATH ROAD, TYDD GOTE. Spacious detached house in quiet situation. Hall, lounge/diner, breakfast/kitchen, utility, oil central heating, double glazing, 4 bedrooms, bathroom, pep wc. Garage and workshop. Gardens. L1552

£72,750 — BOSTON ROAD, HOLBEACH. Individual detached bungalow in non-estate position. Lounge, dining room, sun lounge, breakfast kitchen, utility room, shower room, small fuel central heating, bathroom and 3 bedrooms. Garage, gardens, open views. L1360

DCFA Ombudsman Scheme

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SPALDING OFFICE

NEW — William H. Brown RESIDENTIAL For Sale (0775) 711711

£56,500 — WELBECK DRIVE, SPALDING. Excellently situated three bedroom detached house and garage. Hall, lounge with feature fireplace, separate dining room, breakfast kitchen, conservatory, gas central heating, double glazed replacement windows. Pleasant cul-de-sac location. Secluded gardens with workshop. $4314

NEW — William H. Brown RESIDENTIAL For Sale (0775) 711711

£51,500 — CHESTERS WAY, SPALDING. Excellently maintained and extended 2/3 bedroom detached bungalow. Hall, lounge, fitted breakfast kitchen, conservatory, gas central heating, garage. Adjoining orchard included in gardens. Quiet residential area. $4336

NEW PRICE — **£55,000 — BELVEDERE CLOSE, SPALDING.** Improved and well maintained detached bungalow and garage. Lounge, well fitted breakfast kitchen, conservatory, 2 double bedrooms, utility room, luxurious bathroom. Gas fired central heating, sealed unit double glazing. $4345

NEW PRICE — **£57,500 — BAXTER GARDENS, SPALDING.** Modern 3 bed detached family house. Ent hall, lounge, dining room, kitchen, utility room, cloakroom, bathroom. Garage. Gas fired c/h, cwc, sealed unit dg $4355

NEW PRICE — **£47,950 — GUILDHALL DRIVE, PINCHBECK.** Fully modernised 3 bedroom semi-detached house and garage. Hall, lounge, separate dining room, kitchen, cloakroom, utility. Gas fired c/h. Quiet cul-de-sac. Village centre location. $4345

NEW PRICE — **£54,950 — HIGH STREET, GOSBERTON.** Extended period residence in central village location. Sitting rm, dining kitchen, 4 beds, bathroom, conservatory/boiler house. Barn, garage, workshop/store, adjoining stable $4190



£65,950 — BELGRAVE ROAD, SPALDING. Attractive two double bedroom detached bungalow. Lounge, refitted kitchen, bathroom, garage. Gas central heating, secondary double glazing. Secluded gardens, quiet residential area $4376



£70,000 — MILLGATE ROAD, WHAPLODE ST CATHERINE'S. Superior individually designed detached bungalow in 3/4 acre. Hall, lounge, dining kitchen, 3 double bedrooms, bathroom. Central heating, double glazing, garage and workshop. Superb landscaped gardens. Agricultural occupancy clause applies $4219

NEW PRICE — 

£75,000 for quick sale. Reduced for 4 weeks only — BERTIE FEN LANE, PINCHBECK. Excellently fitted house of character with purpose built granny annexe. Sitting room, dining room, study, bathroom, 3 bedrooms, hobbies bedroom 4, annexe with 21' open plan living/kitchen, bedroom and en-suite shower room. Large garage/games room, central heating, uPVC double glazed windows. Delightful rural but not isolated location with open views $4211



£58,500 — PENNYGATE, SPALDING. Individually designed high specification detached bungalow. Hall, lounge, fitted dining kitchen, 3 bedrooms, en suite shower room, luxury family bathroom. Economy 7 c/h, full d.g. Detached garage. Tastefully decorated. $4179



£54,500 — CARRINGTON ROAD, MOULTON MARSH. Three bedroom semi-detached cottage in quiet rural area. Sitting room/living room, kitchen, bobby to bathroom. Partly modernised but capable of further improvement. Generous gardens with open views. Ample space for extension or garage. $4356



£82,500 — RAINTON COURT, SPALDING. Particularly spacious 4 bedroom modern detached family house. Hall, lounge, dining room, fitted breakfast kitchen, study area, utility, bathroom. Gas c/h, part dg, cwc. Double garage. Quiet cul-de-sac location, not overlooked $4343



£65,500 — PARK ROAD, SPALDING. Extended non-estate detached family house. Hall, lounge, dining room, breakfast room and kitchen, three bedrooms, bathroom, car port, garden stores and greenhouse. Convenient location close to town centre $4338



HIGH ROAD, WESTON

Superior individual detached executive residence in attractive split-level design. Reception hall, dining room, large lounge, fitted breakfast kitchen, 3 double bedrooms, luxury bathroom, double garage, gas heating. Garden room, shower room, utility, suitable for conversion to non-estate location overlooking fields. Mature gardens.

PRICE: £115,000



£52,500 — BROADGATE, WESTON HILLS. Semi-detached cottage. Sitting room, dining room, kitchen, bathroom. Gardens with rear views over farmland. Store and outside wc. Includes carpets and storage heaters. Capable of further improvement $4350



£54,500 — EAST COBGATE, MOULTON. Most attractive and excellently situated semi-detached house. Lounge, dining room, kitchen, conservatory, cloakroom, 3 bedrooms, bathroom. Garage. Gas c/h. South facing rear garden. Close to conservation village amenities $4328



£42,950 — ST JOHN'S ROAD, SPALDING. Virtually brand new 2 double bedroom terraced town house. Porch to lobby, lounge/dining room, well fitted kitchen, bathroom, gas h/g, d.g. South facing enclosed garden. Car parking space. Ideal first home $4325



£47,500 — MILL LANE, WHAPLODE. Spacious detached bungalow and double garage. Hall, lounge, breakfast kitchen, three double bedrooms, bathroom, separate wc, gas fired central heating. South facing garden overlooking farmland $4308



GRANGE DRIVE, SPALDING

£125,000

Outstanding individually designed five-bedroomed detached family house. Hall, sitting room, sun lounge, dining room, fully fitted pine kitchen, utility, cloakroom, bathroom. Gas central heating, double glazing. Established south-facing gardens. Two garages. Prime residential area. Excellently fitted throughout and highly recommended. $4256



£59,000 — AVEBURY GARDENS, SPALDING. Modern 3 bedroom detached family house and garage. Entrance hall, lounge, modern fitted kitchen, bathroom. Gas-fired central heating. Well maintained gardens. Convenient and sought-after residential location $4269



£54,500 — PENNYGATE, SPALDING. Traditional semi-detached 3 bedroom house. Lobby, lounge, dining room, kitchen, bathroom with shower. Gas fired central heating. Convenient established residential location. $4248



£60,950 — MAYHOFF GATE, SPALDING. Tastefully situated, spacious detached family house with double garage. Porch, hall, lounge, dining room, large kitchen, conservatory, cloakroom/utility, 4 bedrooms, bathroom. Gas c/h. Cloistered mature gardens. $4222



£47,000 — MANSELL CLOSE, SPALDING. Excellently maintained semi-detached bungalow. Hall, lounge, breakfast kitchen, conservatory, bedroom, Gas central heating, partly double glazed. Off street parking. An ideal retirement bungalow in quiet location. Includes carpets $3910



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£65,000 — LILBURN DRIVE. Improved and extended superior detached modern house. Hall, lounge/dining room, feature fireplace, sun lounge, breakfast room, fitted kitchen, conservatory, cloaks, 3 bedrooms, bathroom. Garage. Delightful corner gardens $4309

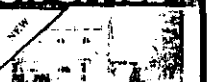


£42,500 — HAWTHORN BANK, SPALDING. Fully modernised and excellently maintained semi-detached house. Sitting room, dining room, refitted kitchen, 2 bedrooms, bathroom, gas central heating, good garden. First class order throughout and must be viewed to be appreciated. $4220

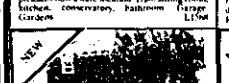
LONG SUTTON OFFICE

NEW — 

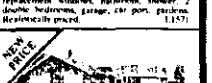
£54,000 — UNION STREET, HOLBEACH. 2 bedroomed prefabricated detached bungalow in pleasant non-estate location. Hall, sitting room, kitchen, conservatory, bathroom. Garage. Gardens $4304

NEW — 

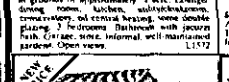
£59,950 — CHALK LANE, SUTTON BRIDGE. Immaculate 4 year old detached bungalow in quiet cul-de-sac. Lounge, well fitted dining kitchen, oil central heating, some double glazed replacement windows, bathroom, shower, 2 double bedrooms, garage, car port, gardens. Realistically priced. L1471

NEW — 

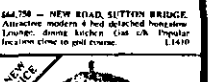
£63,500 — ROMAN BANK, GEDNEY DYKE. Re-styled modernised detached country cottage in grounds of approximately ¾ acre. Lounge/dining room, kitchen, utility/cloakroom, conservatory, oil central heating, some double glazing. 3 bedrooms. Bathroom with recent bath. Garage, store. Informal well-maintained gardens. Open views. L1572

NEW PRICE — 

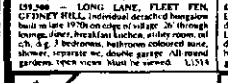
£64,750 — NEW ROAD, SUTTON BRIDGE. Attractive modern 4 bed detached bungalow. Lounge, dining kitchen. Gas c/h. Popular location close to golf course. L1430

NEW PRICE — 

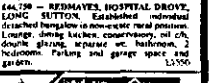
£59,500 — LONG LANE, FLEET FEN, GEDNEY HILL. Individual detached bungalow built in late 1970s on edge of village. 2/3 through lounge, diner, breakfast kitchen, utility room, oil c/h, 3 bedrooms, bathroom with recent shower, separate wc, double garage. All round gardens, open views. Must be viewed. L1519

NEW PRICE — 

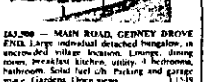
£64,750 — REDMAYES, HOSPITAL DROVE, LONG SUTTON. Established individual detached bungalow in non-estate rural position. Lounge, dining kitchen, conservatory, oil c/h, double glazing, rural wc, bathroom, 2 bedrooms. Parking and garage space and garden. L1550

NEW PRICE — 

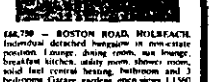
£63,500 — MAIN ROAD, GEDNEY DROVE END. Large individual detached bungalow in enclosed village location. Lounge, dining room, breakfast kitchen, utility room, 3 bedrooms, bathroom. Solid fuel c/h. Parking and garage space. Gardens. Open views. L1539

NEW PRICE — 

£66,750 — BOSTON ROAD, HOLBEACH. Individual detached bungalow in non-estate position. Lounge, dining room, sun lounge, breakfast kitchen, utility room, shower room, solid fuel central heating, bathroom and 3 bedrooms. Garage, gardens, open views L1560

NEW PRICE — 

£54,950 — OLD MAIN ROAD, SLEET HARGATE. Partially modernised terraced cottage requiring further renovation. Living room, dining kitchen, 2 bedrooms, bedroom, bathroom with coloured suite. Workshop/store. Coal house. Rear garden L1521

NEW PRICE — 

£59,? — WITHINGTON STREET, SUTTON BRIDGE. Compact end of terrace house on edge of town. Living room, breakfast kitchen, gas c/h, bathroom with coloured suite, 2 bedrooms, garden store, rear garden. L1526

DONINGTON OFFICE



£53,500 — CHURCH NEWS, SUTTERTON. Attractive 2 bed detached bungalow and garage. Ent hall, lounge, dining kitchen, bathroom with contrasted suite and shower. Economy 7 htg, cwc, sealed unit dg. Pleasant cul-de-sac location in South Lincs village D1272



£57,000 — STATION COTTAGES, DONINGTON. Modernised and refitted 3 bed semi-detached house. Lounge, dining kitchen, bathroom. Convenient, popular, well served residential village location. D1271



£129,000 — HAVERFIELD ROAD, SPALDING. Superbly appointed chalet style residence of quality, 20ft drawing room, dining kitchen, utility, shower room, study/bedroom 3, two further bedrooms, bathroom with spa bath. Secluded location, close to town centre. $4354



£62,000 — SAXEM STREET, GOSBERTON. Modern 2 bedroom semi-detached bungalow and garage. Hall, lounge, dining kitchen, bathroom with shower. Pleasant non estate village centre location. D1273

NEW PRICE — 

£45,000 — NORTHROPE ROAD, DONINGTON. 3 bedroom family house. Entrance porch, lobby, reception, fitted kitchen, bathroom with shower. Solid fuel c/h. **£12,000 BUILDING PLOT ADJACENT** available by separate negotiation. D1192



£120,000 — SMALL DROVE LANE, WEST PINCHBECK. Spacious 4 bed detached family house in attractive split-level design. Hall, lounge, dining area, well fitted breakfast kitchen, games room, utility, shower room, luxury bathroom, c/h. Attractive gardens approaching ½ acre. Workshop building. Quiet rural but not isolated location with open views. $4364



£47,500 — MAPLE WAY, DONINGTON. Attractive modern 3 bedroom detached bungalow. Hall, lounge, fitted kitchen, bathroom with coloured suite. Part double glazed. Economy 7 tariff heating. Pleasant and convenient residential village location. D1211



£45,000 — MAIN ROAD, QUADRING. Spacious semi-detached house. Entrance hall, lounge/dining room, breakfast kitchen and bathroom. Spacious plot. Open fields to rear. Close to village centre. D1274

BUILDING PLOTS

New Price: £20,000 — SPALDING COMMON. Wedge-shaped plot with consent for Bungalow. Frontage 22', depth 70', rear width 63'.

£16,950 — JEKYLLS BANK, MOULTON MARSH. Plot with existing building with permission for substantial extension. Frontage 72', depth 115'.

Other plots available in: Spalding, Surfleet, East Heckington, Holbeach, Donington, Gedney Hill, Bourne, West Pinchbeck, Moulton.

OCEA Ombudsman Scheme

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1st May, 1992.

Our Ref: RAS/JC S.4319DH

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re: Tree Tops, Millgate Road, Whaplode St. Catherines
Clients: Mr. & Mrs. G. Fletcher

We enclose a Planning Application for the removal of the Agricultural Occupancy Clause contained within the original Planning Permission dated 7th March, 1974, reference EE 76/74 together with planning fee of £55 and appropriate plans.

In support of this application we enclose copies of our Sale Particulars together with advertisements that have appeared in the local press clearly stating that the property is subject to an Agricultural Occupancy Clause.

The situation regarding our Clients, Mr. & Mrs. Fletcher, is that the property in question has extensive gardens of approximately three quarters of an acre, previously cultivated by Mr. Fletcher who was unfortunately involved in a car accident in 1990 resulting in a back injury. This has caused him to be no longer capable of cultivating such extensive gardens and he and his wife therefore took the decision that they would have to sell their existing property and move to premises with more manageable grounds.

In May 1991, Mr. & Mrs. Fletcher placed their property on the market and we were instructed to commence marketing at an asking price of £70,000. This figure represented a considerable reduction from the price that could have been asked had the property not been restricted by an Agricultural Occupancy Clause.

The property has remained on the market on a continual basis since May of 1991 and as a result of the asking price being set at £70,000 we received a considerable volume of initial enquiries from prospective purchasers but who decided to proceed no further having had the implication of the Agricultural Occupancy Clause explained to them.

At the time of submitting the application we confirm that we have received no offers, either at or below the asking price from persons connected with agriculture.

/Cont'd...

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1. The property has been on the market on a continual basis since May 1991 at an asking price that quite clearly reflects the existence of the Agricultural Occupancy Clause.

2. During the entire period that the property has been on the market no offers have been received from persons connected with agriculture and we would submit that the dwelling is therefore no longer needed in the interests of local agriculture.

3. We are informed that immediately opposite the property are three dwellings on which the Agricultural Occupancy Clause has either been removed recently or was not imposed.

4. Hardship is being caused to Mr. & Mrs. Fletcher by reason of the fact that they have not been able to sell their property due to the presence of the Agricultural Occupancy Clause.

We look forward to receiving you Committee's favourable decision at the earliest possible date.

Yours faithfully,
for and on behalf of
William H. Brown



Richard A. Stimson F.R.I.C.S.

William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Mr D M Gedney

DMG/LAB
H23/0507/92
RAS/LJB/S.4319DH

4 December 1992

F.A.O. Mr R A Stimson

Dear Sirs

Treetops, Millgate Road, Whaplode St Catherines, Spalding.
Reference H23/0507/92.

I refer to your letter dated 26 November 1992 in respect of the above. As you rightly stress, the application was refused by the Planning Committee (after seeking advice from the District Valuer) because they were not satisfied that sufficient attempts to market the property had been made at a price which reflected the existence of the agricultural occupancy clause.

Further to the above, it is noted that your clients have instructed you to reduce the asking price to the sum of £60,000 (in accordance with the valuation figure provided by the District Valuer).

In response to the aforementioned, it is my opinion that the property would need to be offered on the open market for a significantly longer period than six months in the current climate. As you are aware, many properties currently remain unsold for a six month period and longer and it is considered that the period shall be significantly longer with agricultural dwellings to adequately determine whether or not there is a demand for the property from the agricultural community.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

William H. Brown

Estate Agents, Valuers & Surveyors

Our Ref: RAS/LJB/S.4319DH

Your Ref:

Date: 26th November, 1992.

18/19. Sheep Market,
Spalding,
Lincs. PE11 1BG.

Tel: (0775) 711711
Fax: (0775) 711222
DX: 26711 Spalding

B. Smith Esq.,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE.

Dear Sirs,

Re: Treetops, Millgate Road, Whaplode St. Catherines, Spalding.
Ref: H23/0507/92

We are in receipt of the notification of refusal of Planning Permission relating to the Agricultural Occupancy Clause on the above property. We note that the decision was taken on the basis that the Planning Committee were not satisfied that sufficient attempts to market the property had been made at a price which reflected the existence of the Agricultural Occupancy Clause.

Our clients are obviously very anxious to dispose of their bungalow and have immediately instructed us to reduce the asking price to the sum of £60,000 which is in accordance with the valuation figures provided by the District Valuer.

It also reflects the fact that asking prices tend to be slightly in excess of the value of the property on the basis that a prospective purchaser will always make an offer.

Could you please confirm that by offering the property fully on the open market at the current asking price for say a six month period would be sufficient to satisfy your Committee that there is no demand for this property from the agricultural community should it not be sold during this period.

We look forward to hearing from you.

Yours faithfully,
for and on behalf of
William H. Brown

Richard A. Stimson F.R.I.C.S.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1992

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OCEA Ombudsman Scheme

Town and Country Planning Act 1971 DC/H/14

Section 32

Planning permission

to retain buildings or works or continue use of land

Name and address of applicant

Mr and Mrs M A Drury
2nd Bungalow
Millgate
Whaplode St Catherines
SPALDING
Lincs

Name and address of agent (if any)

R Longstaff and Co
2a Sheep Market
SPALDING
Lincs

Part I – Particulars of application

Date of application: 24.09.79

Application no. H 23/1081/79

Particulars and location of development:

Retention of dwelling without complying with agricultural occupancy condition at Millgate, WHAPLODE ST CATHERINES.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted.

B Smith,
DISTRICT PLANNING OFFICER

Date: 20 November 1979

Council Offices
[illegible]
Lincs

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Mrs M D Drury
Millgate
WHAPLODE ST CATHERINE

Name and address of agent (if any)

Mrs M D Drury
11 Thorpe Avenue
MOULTON CHAPEL

Part I – Particulars of application

Date of application: 14.01.77 Application no. H23/36/77

Particulars and location of development:

Retention of bungalow without complying with condition at Millgate, Whaplode St Catherine.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted [illegible]

[illegible]

[illegible]

Date 2 March 1977

DISTRICT PLANNING OFFICER

Council Offices
Priory Road
SPALDING

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.