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SPALDING AGRICULTURAL AND SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**PARRDALE, FENSIDE, SIBSEY, BOSTON, LINCOLNSHIRE, PE22 0UQ**

**GUIDE PRICE £495,000**

**RESIDENTIAL PROPERTY SET IN 3.13 HECTARES (7.75 ACRES)  
OR THEREABOUTS**

**Freehold with immediate vacant possession available upon completion**

**SPALDING OFFICE: 01775 766 766**

**BOURNE OFFICE: 01778 420406**



#### **LOCATION**

Parrdale is rurally located renovated detached four-bedroom property being accessed over a single-track driveway off Fenside, Sibsey, Boston. The property boasts uninterrupted open countryside views with an extensive immediate residential plot with additional arable land.

Sibsey provides a range of local scale amenities and services with a wider range of facilities in the nearby town of Boston. The Town of Boston is approximately 5.4 miles south of Sibsey. Boston provides good transport links to nearby towns and cities.

#### **DESCRIPTION**

The property comprises of a detached four-bedroom house set in 3.13 Hectares (7.75 Acres) or thereabouts which includes the main residential plot and the additional agricultural land. The property may be suitable for alternative equestrian / amenity use subject to obtaining the necessary planning consents and licences.

Externally, the residential property has extensive off-road parking and formal gardens with an immediate residential site area of approximately 0.056 Hectares (0.13 Acres) or thereabouts. The residential property also benefits from a detached double garage.



## **ACCOMMODATION:**

The residential property "Parrdale" offers the following accommodation: -

### **Ground Floor with underfloor heating and a woodburner**

Entrance Porch

Entrance Hall

Snug                      3.07m x 3.68m

Wet room

Utility room            2.13m x 2.31m

Kitchen                   4.22m x 3.76m

Lounge diner            4.93m x 10.11m

### **First floor split landing**

Bedroom 1                4.80m x 4.93m

En suite

Bedroom 2                3.89m x 3.28m

Bedroom 3                3.12m x 3.81m

Bedroom 4                3.63m x 2.44m

Bathroom                1.75m x 2.97m



## **IMMEDIATE RESIDENTIAL PROPERTY EXTERIOR:**

The property is accessed over a single-track driveway off Fenside, Sibsey and benefits from off road parking for multiple vehicles with extensive formal gardens and open countryside views.

**WHAT3WORDS LOCATION: ///**  
**///farmland.variously.wolf**



#### **AGRICULTURAL LAND:**

The agricultural land surrounds the residential property and extends to approximately 3.08 Hectares (7.62 Acres) or thereabouts extending over three main parcels. The land may offer potential for Equestrian, or amenity uses, subject to obtaining the necessary planning consents.

The land has most recently been used for commercial agricultural purposes and let to a Tenant. Further information is available from the Vendor's Agents.

The land is classified as Grade II Agricultural Land on the DEFRA (Former MAFF) Land Classification Map of England and Wales.

The Holding is bordered by drainage ditches on two sides and it is expected that annual drainage rates are payable to the Witham Fourth Internal Drainage Board.

#### **ACCESS:**

Residential property- The dwelling is accessed via a single-track driveway off the public highway known as Fenside. The single-track driveway is included in the sale of Parrdale. However, it should be noted that there is a further private residential property (excluded from the sale) situated within the confines of the land parcels and we are informed that the occupiers of the property use the track to and from the Public Highway. Further information is available from the Vendor's Agents.

Agricultural land - Two of the three arable enclosures are accessed from the public highway known as Fenside. The third and most Eastern enclosure is accessed by a single track which is also accessed off Fenside. Further information is available from the Vendor's Agents – Richard Start (richardstart@longstaff.com) or Alice Peach (alicepeach@longstaff.com)

#### **PUBLIC RIGHTS OF WAY:**

The farm is sold subject to and with the benefit of all rights of way, public or private easements and wayleaves whether stated in these Particulars or not. It is believed that there is a public footpath crossing the land.

The above rights of way can be viewed on the Lincolnshire County Council website:

<http://lincs.locationcentre.co.uk/internet/internet.aspx?articleid=L4h7HM4AmHM~&preview=true>

however, interested parties are advised to make their own enquiries.



**SERVICES:**

The residential property is connected to mains water and mains electricity with oil fired central heating. The residential property also has a private drainage system. Interested parties are advised to make their own enquiries about the services currently in place on the site, at their own cost. We are not aware of any services connected to the agricultural land.

**OUTGOINGS:**

Council Tax – Band A - payable to East Lindsey District Council

EPC Rating – Band E

**BOUNDARIES:**

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way which have or will affect the property.

**PLANS, AREAS, AND SCHEDULE:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed.

**APPARATUS AND SERVICES:**

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

**FURTHER INFORMATION:**

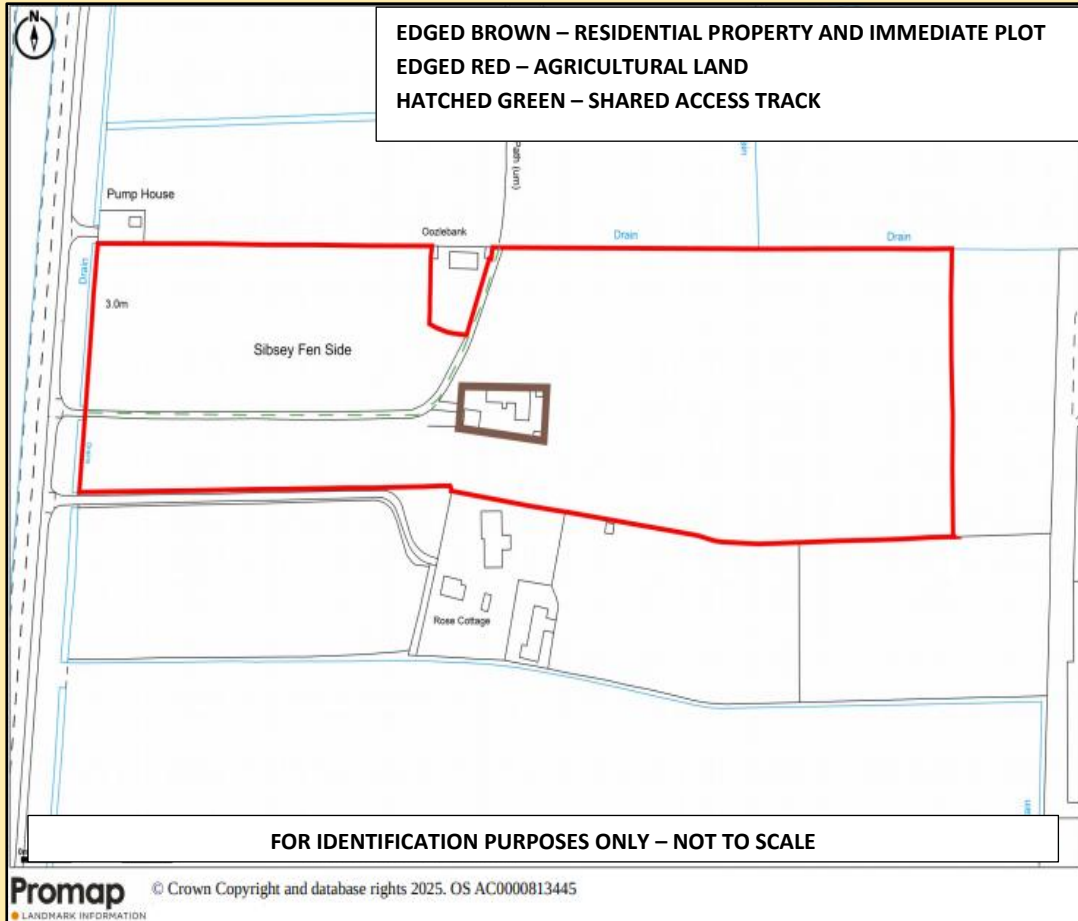
If any further information is required regarding the property, please contact Richard Start or Alice Peach, R. Longstaff and Co LLP.

**PARTICULARS CONTENT:**

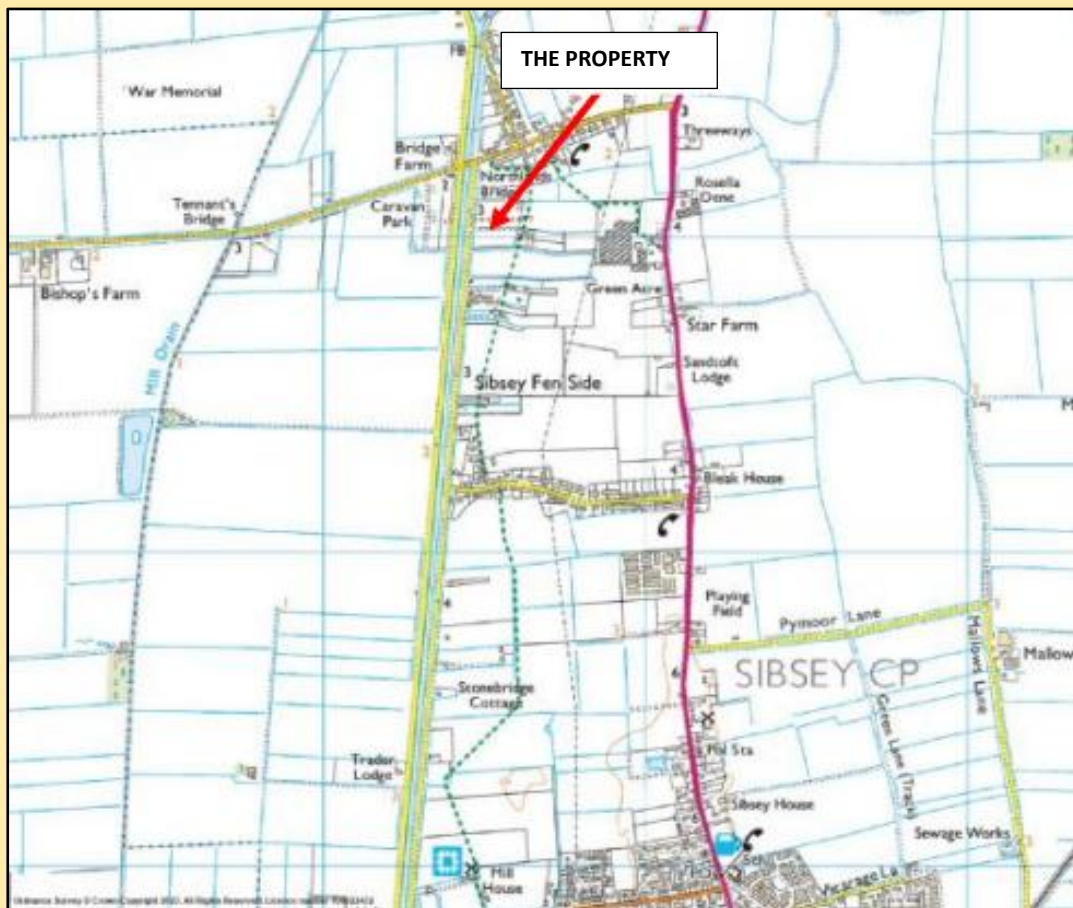
We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.

# SITE PLAN



# LOCATION PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## PROPERTY FLOOR PLAN



**FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

**METHOD OF SALE:**

The property is “For sale” as a whole by Private Treaty. The Vendor reserves the right to conclude a sale by “Best and Final” Offers or by Private Auction.

**TENURE:**

Freehold with vacant possession upon completion.

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT** -R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

## Ref: RAS/ S11912

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

## ADDRESS

Richard Start or Alice Peach

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS

## CONTACT

T: 01775 766766, Option 4

E: [alicepeach@longstaff.com](mailto:alicepeach@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

## ROOM SIZE ACCURACY:

Room sizes are quoted in metric on a wall-to-wall basis and are approximate measurements only. Interested parties are to make their own enquiries.