



### 3 bed detached bungalow to buy in PE12

Cranesgate South, Holbeach, Spalding,  
Lincolnshire, PE12 8RJ

**£180,000** Starting Bid

🏠 x3 🚗 x1 🚰 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ 1.50 ACRE PLOT (STS)  
OVERLOOKING SOUTH HOLLAND
- ✓ NO NEAR NEIGHBOURS

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A rare and compelling opportunity to acquire a three-bedroom detached bungalow set within approximately 1.5 acres (STS), occupying a truly special position overlooking the South Holland Drain ☐☐

This is not your standard purchase — the property is in a significant state of disrepair and has been unoccupied for some time. As such, it is strictly suited to cash buyers only, offering a blank canvas for those ready to take on a full renovation or redevelopment project.

What cannot be replicated, however, is the setting, scale and potential. The plot itself is exceptional — extending to include a private paddock, wooded area, and a range of outbuildings packed with opportunity for the right buyer ☐☐

☐☐ Key Features

☐☐ Approx. 1.5-acre plot (STS) with exceptional rural outlook

☐☐ Direct views over the South Holland Drain – a standout position

☐☐ Three-bedroom detached bungalow requiring full renovation

☐☐ Multiple outbuildings, paddock & private woodland – huge potential

The Opportunity

This is a site-led purchase. The dwelling itself requires comprehensive refurbishment and will not be suitable for mortgage lending in its current condition.

However, for developers, investors or experienced buyers, this represents a prime chance to transform or potentially redevelop (subject to planning) in a location where land of this size and setting is rarely available. The existing property is a three-bed detached bungalow with kitchen diner, family bathroom, craft room and a lean-to style conservatory.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp, Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## **Lounge**

5.09m x 3.81m (16'8" x 12'6")

---

## **Kitchen Diner**

4.30m x 3.47m (14'1" x 11'4")

---

## **Hallway**

2.05m x 0.72m (6'8" x 2'4")

---

## **Inner Hallway**

3.58m x 1.46m (11'8" x 4'9")

---

## **Bedroom**

4.26m x 3.57m (13'11" x 11'8")

---

## **Bedroom 2**

3.70m x 2.90m (12'1" x 9'6")

---

## **Bedroom 3**

3.29m x 2.91m (10'9" x 9'6")

---

## **Family Bathroom**

3.86m x 1.87m (12'7" x 6'1")

---

## **Craft Room**

2.18m x 1.26m (7'1" x 4'1")

---

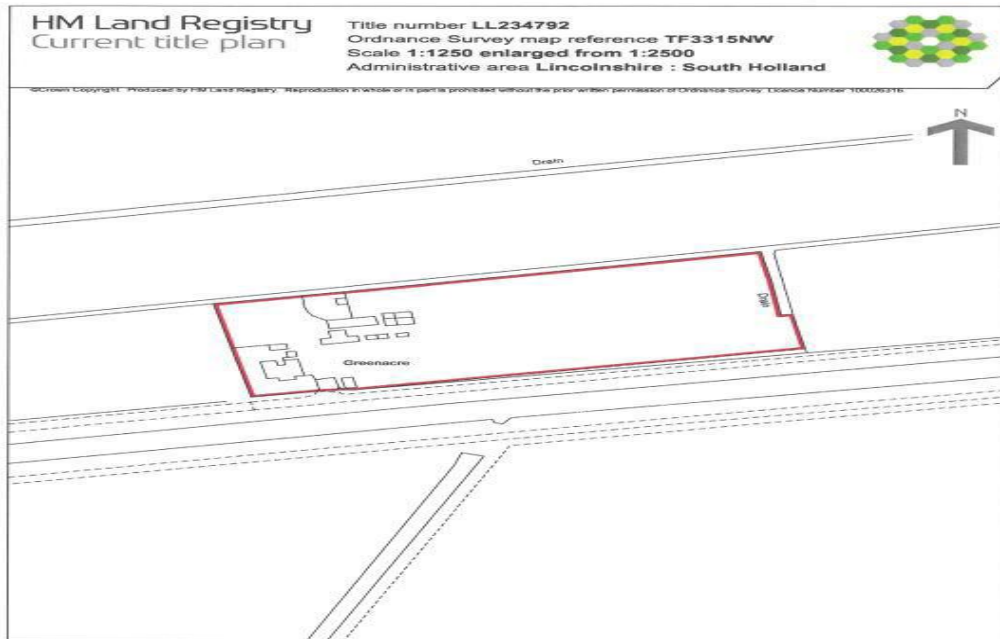
## **Lean Too type conservatory**

---

### **Outside:**

The site is extensive and varied, incorporating a mix of formal garden areas, paddock land and a private wooded section. A number of outbuildings are present, all requiring repair or replacement, but offering scope for future use.

The overall plot enjoys a private, rural feel with uninterrupted views, making it ideal for those seeking space, privacy and a long-term project.



This is a copy of the title plan on 21 JAN 2019 at 16:16:30. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

Cranesgate South, Holbeach, Spalding, Lincolnshire, PE12 8RJ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



<http://www.gibbs-gillespie.co.uk> - 0208 866 0000