

PROPERTY AUCTION - TUESDAY, 22 JUNE 2010 AT 7 P.M.
THE ROYAL MAIL CART PUBLIC HOUSE
PINCHBECK ROAD, SPALDING, LINCOLNSHIRE PE11 1LQ

LOT NO.1 : FUSCIA COTTAGE, 37A LONDON ROAD, SPALDING

Quaint Detached Cottage overlooking River Welland -
Sitting Room, Dining Room,
Kitchen, Conservatory, 2 Double Bedrooms, Bathroom, Established
Gardens, Driveway and Garage

REQUIRING SIGNIFICANT REFURBISHMENT

GUIDE PRICE: £75,000 - £85,000

FULL DETAILS UNDER THE RESIDENTIAL SECTION



LOT NO. 2 : 3 RIVER LANE, MOULTON

Semi-detached Cottage close to Moulton - Sitting Room,
Dining Room, Kitchen, Shower Room, 2 Bedrooms, upvc windows -

GUIDE PRICE: £65,000-£70,000

FULL DETAILS UNDER THE RESIDENTIAL SECTION



**LOT NO. 3 : BELNIE MEADOWS, BELNIE LANE /
A152 LINK ROAD, SURFLEET**

- Unusual opportunity to acquire a rural property with planning permission as a Pony Sanctuary
- New 2000 sq.ft. Building with facilities.
- Total: 5.4 Acres with Easy Access

GUIDE PRICE: £55,000-£60,000

FULL DETAILS UNDER THE RURAL SECTION



**LOT NO. 4 : THE STRING OF HORSES
3 BOSTON ROAD SOUTH, HOLBEACH**

- Established Public House with Restaurant Facility, 4/5 Letting Rooms and Private Living Accommodation.
- Central Courtyard / Beer Garden
- With Considerable Potential for Increasing Turnover and Profitability

GUIDE PRICE: £190,000-£200,000

FULL DETAILS UNDER THE COMMERCIAL SECTION



**LOT NO. 5 : AGRICULTURAL AND HORTICULTURAL
BUILDINGS AND YARD, ROMAN BANK
CROSSES, OFF SEAGATE ROAD, LONG SUTTON**

- Total Site Area About 2.8 Acres (Subject to Survey)
- Former Mushroom Farm
- May be Suitable for Possible Equestrian Use (Subject to Planning)
- Main Storage Building About 723m² (7780 sq.ft.) Plus Other Various Buildings

GUIDE PRICE: £80,000 - £85,000

FULL DETAILS UNDER THE RURAL SECTION



LOT NO. 6 : 2 CAMBRIDGE GARDENS, GOSBERTON

Detached 3 Bedroom Bungalow in Established Residential Location.
Gas Central Heating. Garage and Gardens.
Convenient for all Village Amenities

GUIDE PRICE: £120,000 - £125,000

FULL DETAILS UNDER THE RESIDENTIAL SECTION

