

EST 1770

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Longstaff.COM

PROPERTY AUCTION

Wednesday, 22 September 2010

The Royal Mail Cart

Pinchbeck Road

Spalding

At 7pm



LOT NO 2



LOT NO 6



LOT NO 5

**Subject to Conditions of Sale to be then Declared
Full Particulars of Each Property Available on Request**

Tel: 01775 766766

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LOT NO. 1 : 46 BELCHMIRE LANE, GOSBERTON



- 2 Bedroom End Cottage
- Ideal for First Time Buyer / Investment
- Off Road Parking
- Pretty Gardens

Guide Price:
£70-75,000

LOT NO. 2 : 44 REFORM STREET, CROWLAND



- 3 Bedroom End Terrace House
- Hall, Sitting Room, Breakfast Kitchen, Bathroom
- Double glazed and Gas CH
- Garden to Rear

Guide Price:
£70-75,000

LOT NO. 3 : HOLMEA, DAMGATE, HOLBEACH



- Semi-Detached Cottage Requiring Refurbishment
- Rural Location but Close to Holbeach
- Sitting Room, Living Room, Kitchen, Shower Room, 2 Bedrooms, Gardens

Guide Price:
£55-60,000

LOT NO. 4 : SEAGATE ROAD, LONG SUTTON

APPROXIMATELY 10 ACRES FREEHOLD LAND

- Prominent Location Adjacent to the A17
- Access and Frontage to Seagate Road
- Potential for Commercial Users (Subject to Planning Consent) / Part Currently Let on a Farm Business Tenancy

Guide Price:
£65,000

LOT NO. 5 : 55 BOURNE ROAD, SPALDING



- Semi-Detached 2 Bedroom House
- Requires Modernisation
- Off Road Car Parking
- Close to Local Shops
- Planning Permission for Single Plot
- For Sale as a whole in 1 Lot

Guide Price:
£90-95,000

LOT NO. 6 : CHESTNUTS FARM, WITHAM BANK, MARTINDALES



- Dilapidated Dwelling
- Overgrown Site of Approx 0.4 Acres
- Remote Location - Access over Track
- Directly Adjacent to River Witham
- Fishing Rights on Small Section of Bank
- No Planning for Dwelling - Amenity Opportunity Only

Guide Price:
£7-10,000

LOT NO. 7 : ANYTHING GROWS, STAR FEN, HECKINGTON



- Recreational Smallholding
- Nursery Workshop / Tool Shed
- Polytunnel / 2 Poultry Houses
- Grassed Area & Cultivated Land
- Total Site Area About 2 Acres

Guide Price:
£20-22,500

LOT NO. 8 : ROSELEIGH, 182 HIGH ROAD, WHAPLODE



- Detached 2 Bedroom Bungalow
- 2 Receptions / Kitchen / Shower Room
- UPVC Windows / Doors / Gas CH
- Outbuildings / Workshops / Garage
- Gardens & Arable Land Totalling Approx 1 Acre

Guide Price:
£125,000

LOT NO. 9 : 6 COALBEACH LANE SOUTH, SURFLEET



- Detached 2 Bedroom Bungalow Requiring Modernisation
- Lounge/Kitchen/Bathroom/Conservatory
- Majority UPVC Windows / Oil CH
- Double Garage & Car Port

Guide Price:
£90-95,000

LOT NO. 10 : 31 SOUTH STREET, CROWLAND



- End Terraced House
- Ideal Investment Property
- 2 Bedrooms/2 Receptions/Kitchen, Bathroom
- UPVC Windows / Night Storage Heaters
- Off Road Parking for 2/3 Cars

Guide Price:
£65-70,000

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MONEY LAUNDERING REGULATIONS

Since 1 March 2004, transactions such as Property Auctions are covered by the Money Laundering Regulations. As a result, successful purchasers at our property Auction must provide appropriate proof to meet the statutory rules.

If you are attending the Auction to bid, if successful, you will have to prove your identity. It is, therefore, critical that you ensure you have at least one form of the following identities from each list.

If you are uncertain about any of these matters, you should contact the Auctioneers prior to the Auction so that there is no difficulty concerning the provision of such proof at the time of the Auction.

ONE DOCUMENT FROM EACH LIST (1 & 2)

LIST 1

- (Documents to Prove Identity)
- Current Full UK Driving Licence (Old Version)
- Current UK Photocard Driving Licence
- Current Signed Passport
- Residential permit issued from the Home Office to EU Nationals
- Self Employed in the construction industry (Tax exemption certificate – with photograph of holder) Form C155, C156 or SC60
- Inland Revenue Tax Notification
- Benefit Book or original notification letter from the Benefits Agency
- Fire Arms Certificate

LIST 2

- (Documents to Prove Evidence of Current Address)
- Utility Bill issued within the last three months (not mobile phone)
- Bank, Building Society or Credit Union Statement (must contain current address)
- The most recent original Mortgage Statement
- Local Authority Tax Bill (Valid for the current year)
- Confirmation from the Electoral Roll.

PLEASE ENSURE THAT YOU BRING BOTH AN ORIGINAL AND A PHOTOSTAT COPY OF AT LEAST ONE ITEM FROM EACH LIST IF YOU ARE INTENDING TO BID AT THE AUCTION



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