

EST 1770

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RICS

COMMERCIAL



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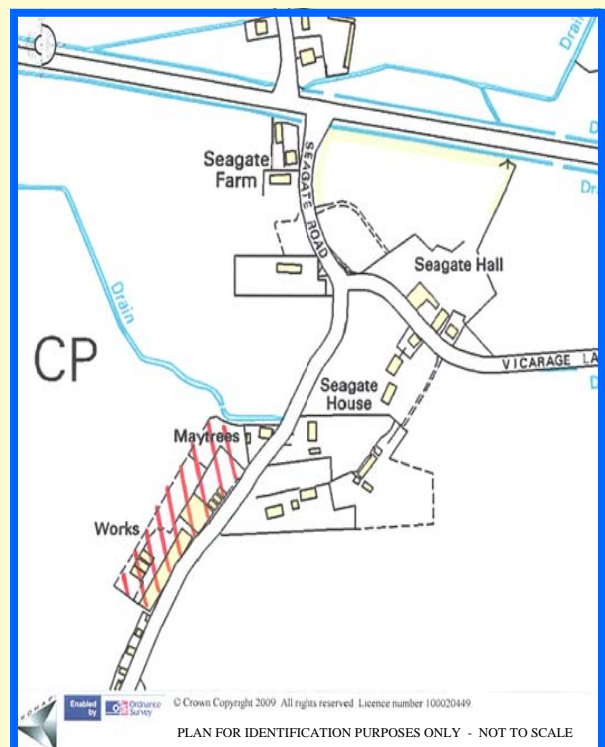


For Sale by Private Treaty

**Land & Buildings
Roman Bank Crosses
Off Seagate Road, Long Sutton
Spalding, South Lincolnshire**

- Total Site Area Approaching About 3 Acres (Subject to Survey)
- Considered Suitable for possible Equestrian Use (Subject to Planning Consent)

GUIDE PRICE: £85,000 FREEHOLD



S7811 - 7/10

PARTICULARS

LAND & BUILDINGS - ROMAN BANK CROSSES OFF SEAGATE ROAD, LONG SUTTON

It is considered this property may be suitable for Equestrian use subject to any necessary planning consents.

The property comprises a substantial agricultural / horticultural **STORAGE BUILDING**, having the following accommodation.

The building is of steel framed construction with central pillars, part concrete block rendered walls, part corrugated sheeted walls with corrugated sheet roof. The building is divided internally as follows:

NORTH WEST PART:

27.6m x an average of about 11.6m, doorway on north side (irregular shaped)

CENTRAL PART:

27.6m x a maximum of 6m narrowing at the north end to about 5.2m

SOUTH EAST PART:

4 former cold stores: 9.8m x 6.0m 9.8m x 6.0m
 9.18m x 7.0m 9.13m x 6.9m

Within the last bay is a timber framed range of facilities comprising Store, Office, Disabled persons WC with wash basin, separate WC and possible second WC. In addition there is a Kitchen area with sink unit with electric water heater.

SCHEDULE OF APPROXIMATE GROSS INTERNAL FLOOR AREAS

North West & Central Parts:	477m ²	(5134 sq.ft.)
Side Store Areas:	246m ²	(2646 sq.ft.)
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	723m ²	(7780 sq.ft.)

On the roadside frontage of the building, there is a concrete block and flat roof Power House.

LARGE CONCRETE FORECOURT to the north side of the building with other hard standing and grassed areas.

2 POLYTUNNEL FRAMES to the north of the main building.

Double single bar steel gate at north east corner.

In addition, there is a range of 9 concrete block constructed **STORAGE BUILDINGS** and a small Nissen Hut type **STORE BUILDING**.

The total site area is just under 3 acres (subject to detailed survey) and could provide paddock areas for possible equestrian purposes, subject to the removal of some buildings and "grubbing up" of hardstandings.

GENERAL INFORMATION

TENURE: Freehold

SERVICES:

Mains water and electricity (three phase), private drainage.

LOCAL AUTHORITIES

South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
CALL 01775 761161

Anglian Water Services Ltd.
PO Box 10642, Harlow, Essex, CM20 9HA

CALL 0800 919155

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
CALL 01522 552222

VIEWING

Strictly by Appointment with R Longstaff & Co
Commercial Department - **01775 765536**

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their solicitors or surveyors

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These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract.