



## **Squirrel Lodge Horseshoe Road, Spalding, PE11 3JB**

**By Auction £295,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000.

Ark Property Centre are delighted to offer to market this rare opportunity on Horseshoe Road in Spalding. Having been home to well known businesses until recently, planning permission has been approved and the property is now a residential dwelling. Offering over 2700 square feet of accommodation and sitting on a plot approximately 0.3 acre (stms) the property offers superb opportunity for a new owner to realise their own dream home. Viewing is essential to see how this property could work for you.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



**Entrance Lobby 13'1" x 9'1" (4.01m x 2.78m)**



With glazed walls and aluminium glazed sliding entrance doors. Carpeted, skimmed ceiling with recessed spotlights. Opening to hallway.

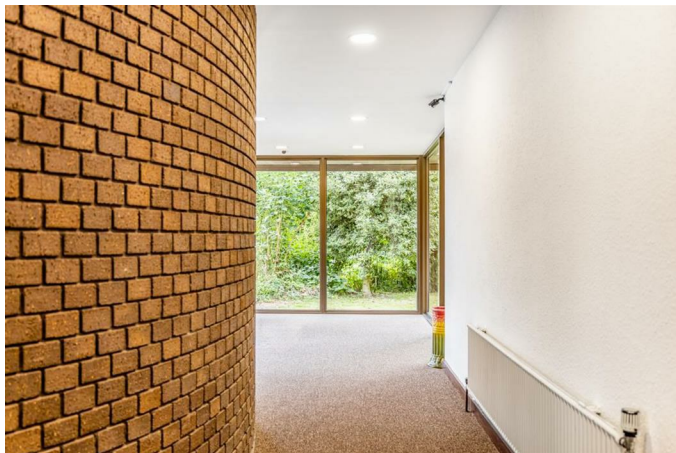


**W.C 5'1" x 7'9" (1.55m x 2.38m)**



Skimmed ceiling, radiator, fitted close coupled toilet and pedestal wash hand basin with chrome taps over. Space and plumbing for washing machine.

**Hallway 5'1" x 26'0" (1.55m x 7.95m)**



Aluminium double glazed window to front, skimmed ceiling with recessed ceiling spotlights, radiator.

**Dining Room 13'0" x 17'3" max (3.97m x 5.28m max)**



D shape room, aluminium glazed window to rear, skimmed ceiling with recessed ceiling spotlights, radiator. Glazed window and door to hallway.





**Reception Room 13'0" x 13'1" (3.97m x 4.00m)**



Aluminium double glazed window to rear, skimmed ceiling, radiator, built in lockable storage cupboards. Door to:

**Storage 3'0" x 5'3" (0.93m x 1.61m)**

**Proposed Utility 9'7" x 10'0" (2.94m x 3.06m)**

**Living Room 18'5" x 12'7" (5.62m x 3.86m)**



Aluminium double glazed window to front and window to rear, skimmed ceiling, radiator. Fitted with a range of lockable built in storage. Door to:

**Living Room 18'5" x 9'6" (5.62m x 2.92m)**



Aluminium double glazed window to front and sliding patio door to rear, skimmed ceiling, central heated perimeter heating.



**Hallway 11'5" x 9'2" (3.48m x 2.81m)**



Aluminium glazed window and door to sides, skimmed ceiling with recessed ceiling spotlights, exposed brick walls, stairs to first floor landing.

**Hallway 6'6" x 11'2" (2.00m x 3.41m)**



Aluminium double glazed window to front, skimmed ceiling with recessed ceiling spotlights.

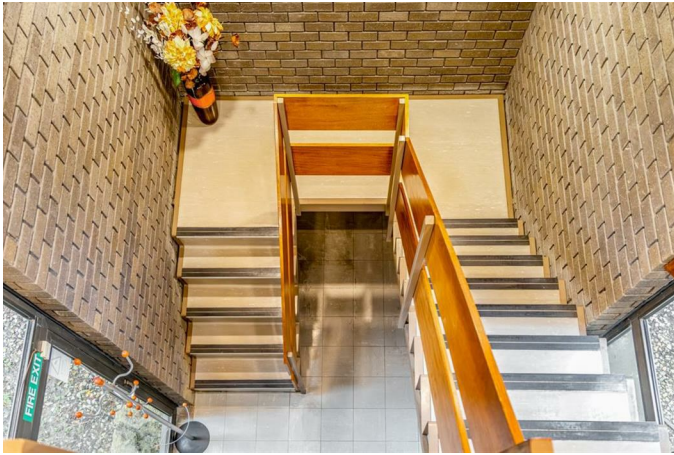
**Shower Room 5'6" x 10'0" (1.68m x 3.06m)**



Aluminium double glazed window to front. Fitted glazed shower cubicle with electric shower and glass sliding door, close coupled toilet with push button flush, wall mounted wash hand basin with chrome taps over and tiled splashback, vinyl flooring.

**Landing 15'10" x 9'0" (4.85m x 2.76m)**

With doors through to the East and West hallways. Skimmed ceiling with recessed ceiling spotlights.





**Temporary Kitchen 12'9" x 9'11" (3.89m x 3.03m)**



Aluminium window to rear, skimmed ceiling, radiator. Fitted base units and worktop space, stainless steel sink and drainer, space and plumbing for fridge.

**Bedroom 8'7" x 11'2" (2.64m x 3.41m)**



Aluminium window to rear, radiator, built in storage.

**Master Bedroom 13'11"m x 22'11" (4.25mm x 6.99m)**



Aluminium windows to rear skimmed ceiling, two radiators.



**Bedroom 8'7" x 11'1" (2.64m x 3.39m)**



Aluminium window to rear, radiator.

**Bedroom 12'8" x 9'11" (3.88m x 3.04m)**



Aluminium window to rear, radiator.

**W.C 5'6" x 9'11" (1.68m x 3.03m)**



Aluminium double glazed window to front. Fitted close coupled toilet with push button flush and wall mounted wash hand basin with chrome taps over and tiled splashback.

**Hallway 6'6" x 11'1" (2.00m x 3.39m)**

Aluminium double glazed window to front. Built in storage.



**Boiler Room 5'3" x 9'10" (1.62m x 3.02m)**



**Outside**



The property sits central on it's generous plot of approximately a third of an acre. There is an open aspect frontage with field views and several mature Horse Chestnut trees. To the rear of the property there are mature gardens of lawn, trees and shrubs and a gravel parking area.



### Planning Permission

Permission was granted 2020 for Change of Use from offices back to a residential dwelling under planning reference H16-0927-20.



### 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.

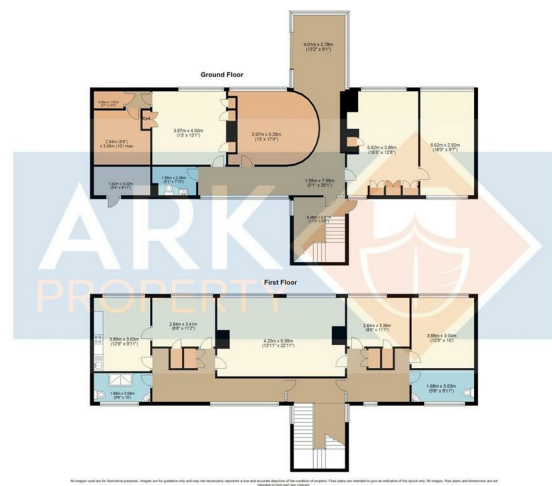
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Floorplan



Building layout currently.

### **Spalding Western Relief Road**

Please conduct your own research regarding the Spalding Western Relief Road plans in location to the property.

### **Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: F

Mains gas central heating

Mains water and drainage.

### **PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as 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 authority to make or give representation or warranty in respect of the property. These details are subject to change.

Please note: We include two floorplans of the property. One with the room layout and another with the proposed layout to give a guide to potential purchasers.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the

sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Property Postcode**

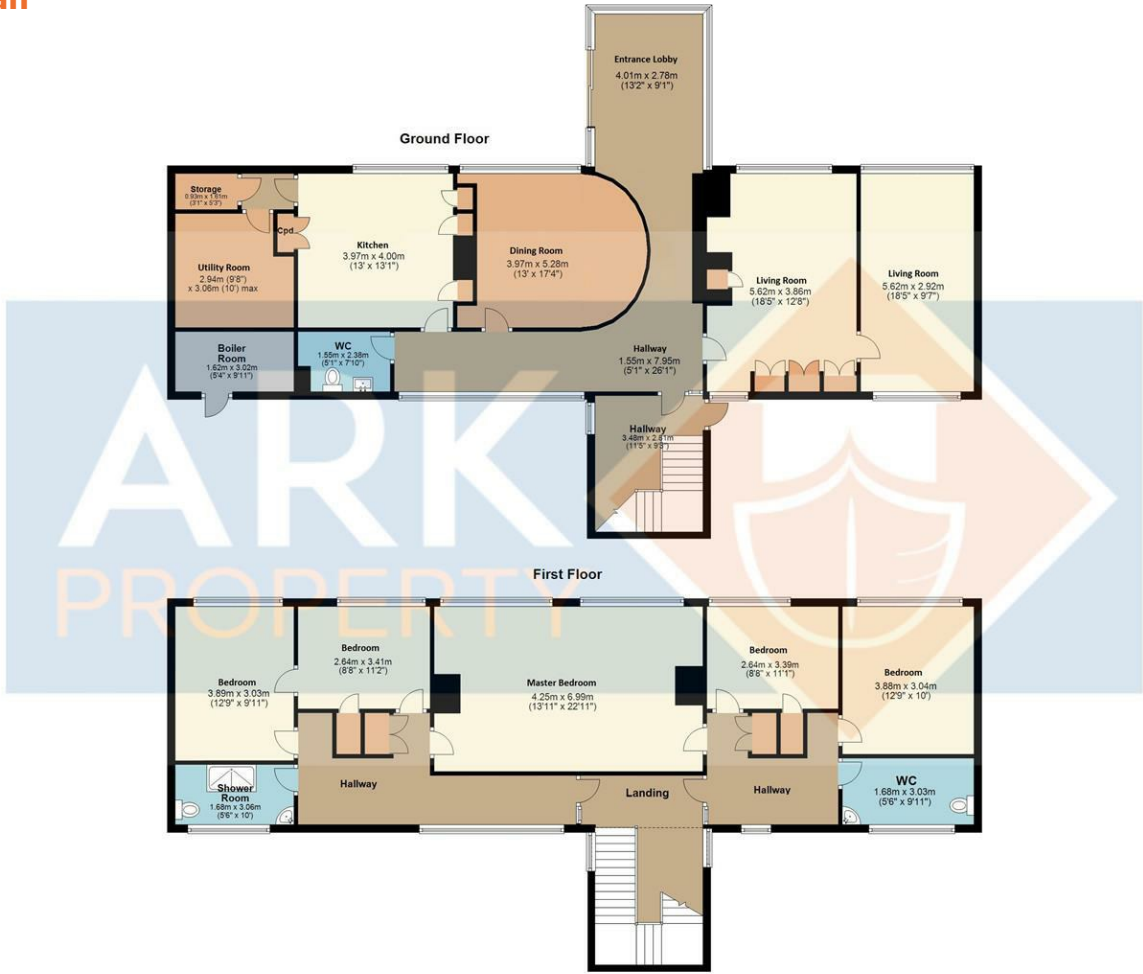
For location purposes the postcode of this property is: PE11 3JB.

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

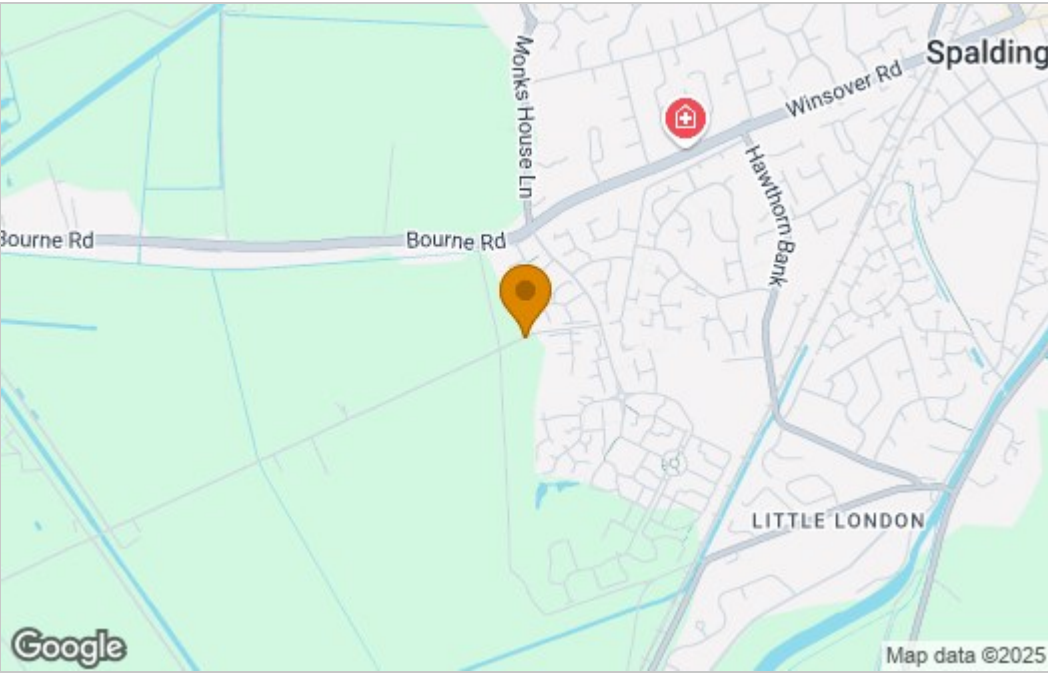


Floor Plan

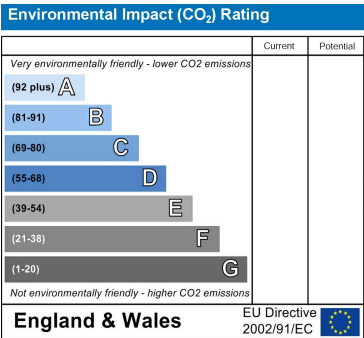
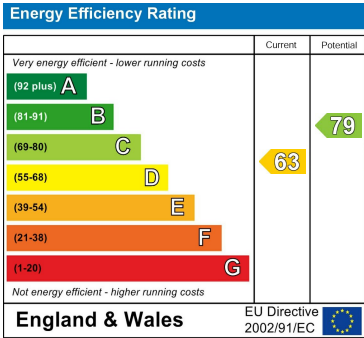


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanItUp.

Area Map



Energy Efficiency Graph



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