



## Water Lane Nursery Low Road, Spalding, PE12 6EF

**£340,000**

- Agricultural Clause in Place
- 1,700 sqft Detached Bungalow
- Not Suitable for Standard Residential Use
- Landscaped Rear Garden
- Three Bedrooms
- Off Road Parking
- Close by to Spalding Town Centre and the A16
- Please Note: Approved Planning for 9 Houses to the rear



## STRICTLY FOR PURCHASERS MEETING AGRICULTURAL TIE CONDITIONS

This three bedroom detached bungalow, is offered for sale with a restrictive agricultural occupancy condition in place. Prospective purchasers must satisfy this criteria before booking a viewing. For further information please contact South Holland District Council to confirm you can comply with the conditions.

The property itself is a well-maintained and spacious 1,700 sqft detached bungalow, surrounded by mature landscaped garden.

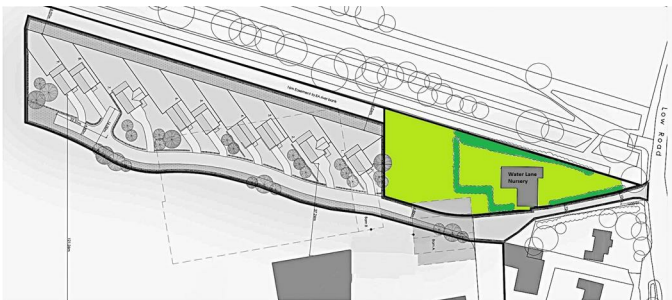
### Agricultural Clause

An agricultural occupancy clause (sometimes called an agricultural tie or AOC) is a planning condition attached to a property which restricts its occupancy to individuals employed (or last employed) in agriculture. The aim is to ensure that rural properties remain available for those genuinely involved in the agricultural sector.

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower or such a person.

Please call our office for a registration form to be completed before a viewing can be completed.

### Planning Permission



Please note: Outline planning permission has been granted for a residential development of nine dwellings on land to the rear of this property. This land is being marketed separately under a different listing. Please refer to the link below for further details.

[https://www.rightmove.co.uk/properties/161990396#/?channel=COM\\_BUY](https://www.rightmove.co.uk/properties/161990396#/?channel=COM_BUY)

South Holland District Council - Planning reference number: (H16-0689-24)

Please note that the plan is not to scale; the green outline provides a rough indication of the area for sale, while the greyscale section represents the approved planning permission to the rear.

### Entrance Porch 3'0" x 4'3" (0.93m x 1.32m)

Glazed entrance door with glazed sidelight, coving to textured ceiling, tiled floor. Glazed door to:

### Entrance Hall 15'10" x 5'8" (4.85m x 1.75m)



Coving to textured ceiling with recessed ceiling spotlights, oak flooring, radiator, built in double airing cupboard with slatted shelving and hot water cylinder.

### Lounge 11'10" x 18'6" (3.63m x 5.64m)



PVCu double glazed window to front, coving to textured ceiling, two radiators, remote controlled electric fireplace.

**Dining Room 12'4" x 10'10" (3.78m x 3.31m)**

PVCu double glazed window to side. Coving to skimmed ceiling with recessed ceiling spotlights, tiled flooring, radiator, opening to:

**Kitchen Diner 19'10" x 24'4" (6.07m x 7.43m)**

Open plan living. PVCu double glazed French doors to side and bi-folding doors to rear, coving to skimmed ceiling with recessed ceiling spotlights, tiled floor. Fitted solid wood base, eye level units and island with solid wood worktop over. Inset twin Belfast sink with vintage style chrome mixer tap over. Six ring Britannia range cooker with twin electric oven. Tiled splashbacks, Eye level TV point. Under floor heating to kitchen diner.

**Utility Room 7'9" x 8'2" (2.37m x 2.50m)**

Coving to textured ceiling with recessed ceiling spotlights and extractor fan, vinyl flooring, floor mounted oil central heating boiler. Fitted base and eye level units, worktop space with stainless steel sink and drainer, chrome mixer tap over. Tiled splashback. Space and plumbing for washing machine, tumble dryer and fridge.

**Bedroom One 12'2" x 13'8" (3.71m x 4.17m)**

PVCu double glazed window to rear, coving to textured ceiling, radiator. Walk in wardrobe with built in shelving and hanging space. Doors to ensuite and office/nursery.



**Ensuite 4'3" x 7'8" (1.30m x 2.36m)**



PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights and extractor fan, vinyl flooring, wall mounted chrome heated towel rail, oversize tiled shower cubicle with glass doors and mains shower over. Wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush in vanity unit with tiled splashback. Mirrored vanity cupboard.

**Office/Nursery 9'9" x 8'3" (2.99m x 2.53m)**



PVCu double glazed window to front, skimmed ceiling, radiator, PVCu door to side.

**Bedroom Two 11'7" x 11'4" (3.55m x 3.46m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Bedroom Three 11'3" x 9'6" (3.44m x 2.92m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Bathroom 6'4" x 9'1" (1.95m x 2.79m)**

PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights, vinyl flooring, wall mounted chrome central heating towel rail. P shape bath with chrome mixer tap over and mains shower, wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush.

**Rear Lobby 11'8" x 9'0" (3.57m x 2.76m)**

Glazed door and window to side, coving to skimmed ceiling with recessed ceiling spotlights and loft access, tiled floor, radiator, built in double cupboard.

**Garden**

The bungalow benefits from both landscaped front and rear gardens with off road parking for multiple vehicles.

**Additional Information**

PLEASE NOTE: This property is sold subject to an agricultural habitation clause.

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: D

Drainage By Treatment Plant

Oil fired central heating

PLEASE NOTE:

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

**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.

**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.

**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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

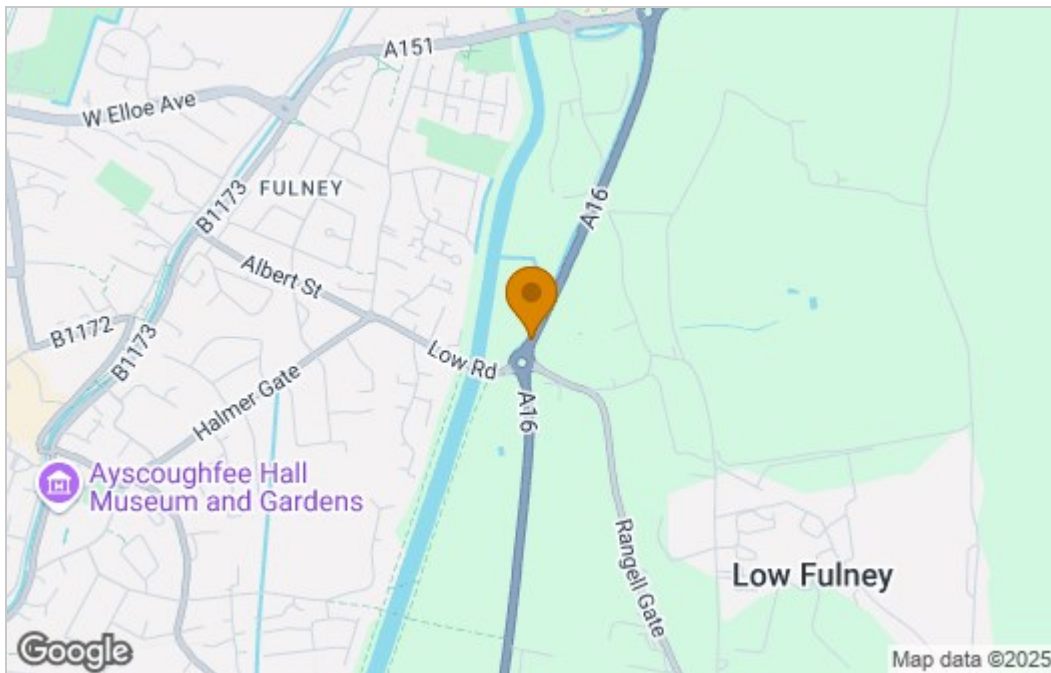


## Floor Plan



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 PlanUp.

## Area Map



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## Energy Efficiency Graph

