

Land Adjoining Gate Farm

| Holbeach Road | Spalding | Lincolnshire | PE12 6JR |

Lambert
Smith
Hampton



OPPORTUNITY SUMMARY

- ✓ Freehold
- ✓ Vacant
- ✓ Two Storey
- ✓ On an Enclosed Site
- ✓ Approximately 153.14 sq m (1,648 sq ft)
- ✓ On a Site of Approximately 0.18 Acres (0.438 Hectares)
- ✓ Residential Conversion Potential – STP

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FOR SALE – Modern Detached Office Accommodation

Description

The property comprises a two storey detached office building constructed in late 2020 of brick work beneath a pitched Sandtoft Rivius slate roof and finished with cream UPVC windows and entrance door.

Internally the property is raised above ground level and accessed via steps and a ramp opening into a reception area off which is a partitioned open plan office, kitchen, shower room with WC, disabled WC and stairs to the upper floor. The first floor provides a large landing with floor level windows providing views over the agricultural fields to the rear, a meeting room and a further open plan office (currently used for storage) with a separate server room.

The accommodation is finished to a good specification, having a mix of tile, vinyl and carpet floor coverings, plastered and painted walls and ceilings with spot lighting and perimeter trunking to the ground floor offices. The kitchen is finished with base units and a stainless steel sink drainer.

Externally, the office is situated within a large, gated site that has been surfaced with gravel and used for car parking. To the eastern side of the office is a small steel frame and profile steel sheet clad shelter with open frontage and to the western side is a timber fence compound which houses the bunded oil tank.

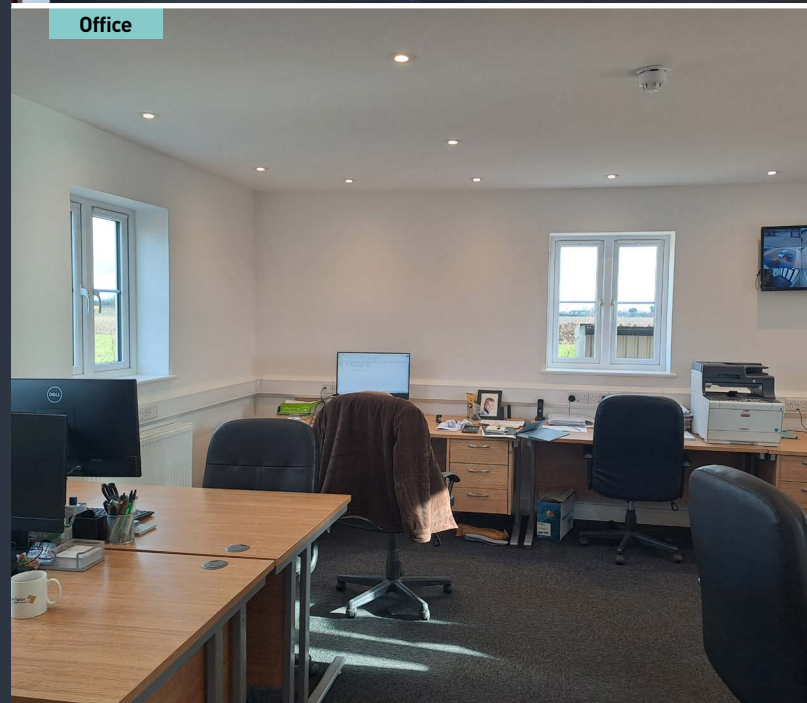
Reception



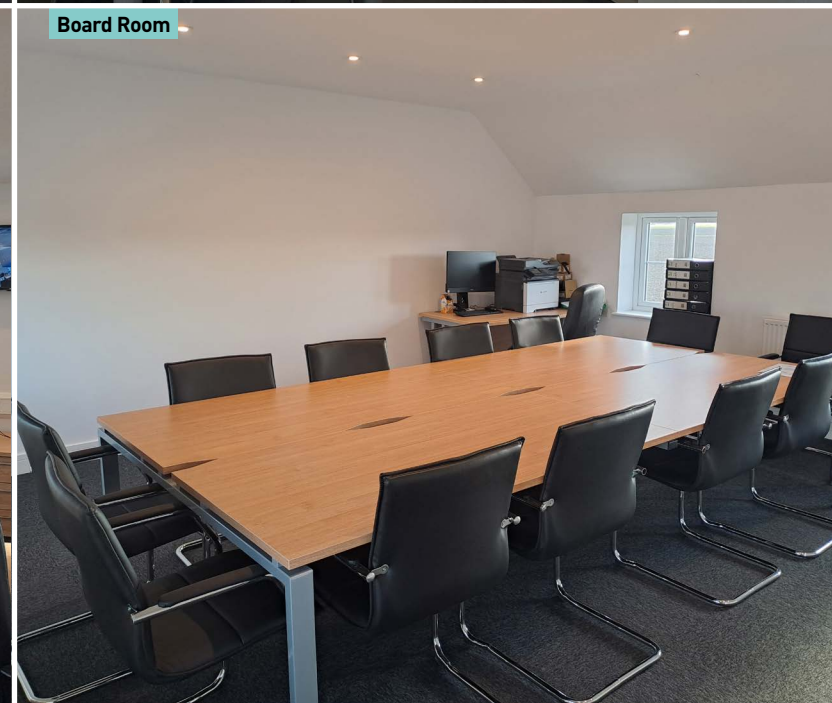
Kitchen



Office



Board Room





Tenure

We understand the property is **freehold** under Title Number **LL392267**.

Services

The offices are heated via an oil fired central heating radiator system. Drainage is via a septic tank situated to the front of the office building in the car park and protected by metal railings. There is CCTV system throughout, security alarm and fire alarm and detection system. We have been advised by the former Director of the Company that both the electricity and water supplies are shared with the neighbouring property, Gate House and are not separately metered.

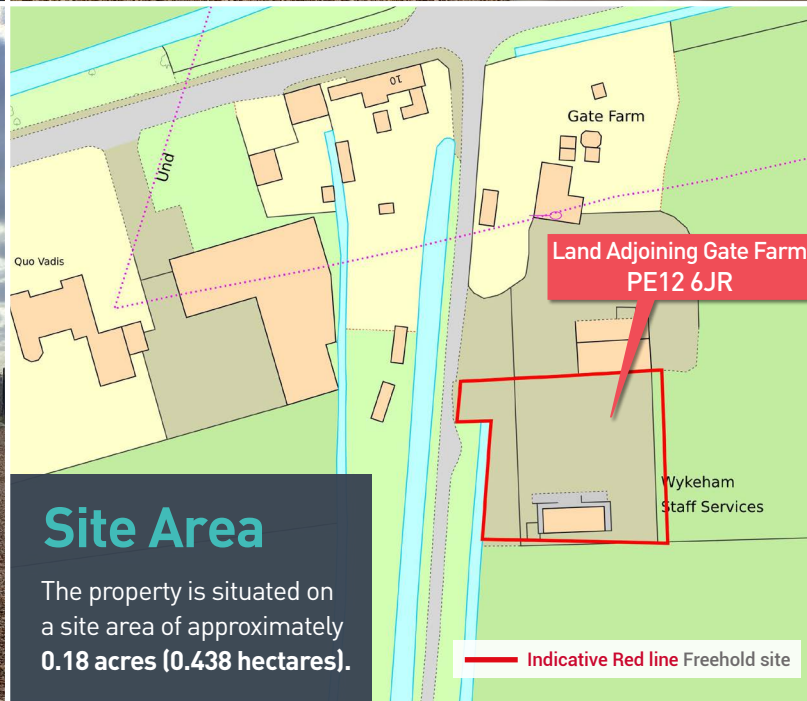
EPC

The property has an EPC rating of **B-40**.

Business Rates

The property has a Rateable Value of **£7,300**. For further information, please visit the Valuation Office Agency website www.voa.gov.uk.

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Site Area

The property is situated on a site area of approximately **0.18 acres (0.438 hectares)**.

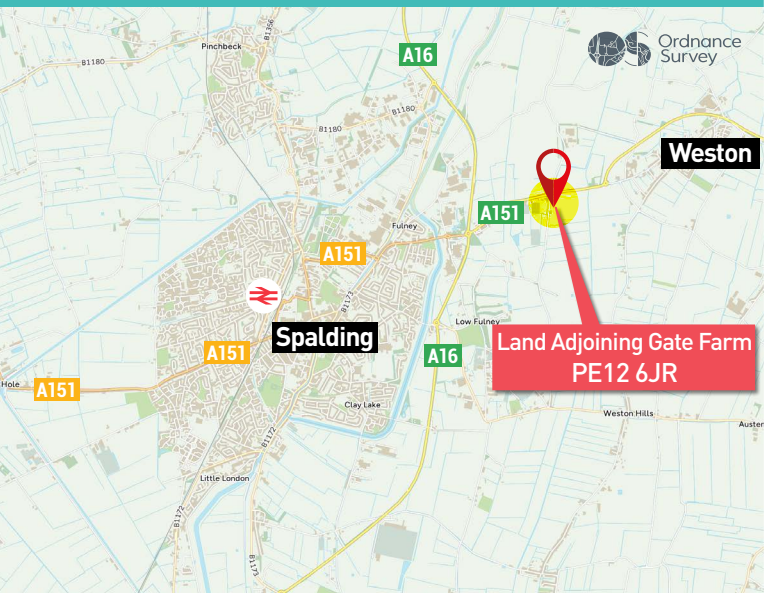
 Indicative Red line Freehold site

Location

The property is situated on the outskirts of Spalding, approximately 0.5 miles from the town centre. It is located off Swindler's Drove, a rural track that connects to the A151 High Road. This area lies between the Lincolnshire villages of Wykeham and Weston, approximately 2.5 miles northeast of Spalding.

The A151 connects Spalding with Holbeach providing access to the A16, allowing access to surrounding cities, including Peterborough to the south and Grimsby to the north.

The immediate area is predominantly agricultural, with some large farmhouses and commercial establishments nearby, including a McDonald's drive-thru, Springfields Outlet shopping centre, and a Travelodge at the A151/A16 junction.



Accommodation

We understand that the property provides the following Gross Internal Areas:

Floor	Description	Sq M	Sq Ft
Ground	Reception, Office, Kitchen, WC, Shower Room, Disabled WC	76.57	824
First	Board Room, Office, Server Room, Landing	76.57	824
Total GIA		153.14	1,648

Total NIA 135.96 sq m (1,463 sq ft)

VAT

VAT may be applicable at the prevailing rate.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Price on Application for the **Freehold interest**.

Viewing and Further Information

For viewings and further details, please contact:

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SALE ON BEHALF OF THE JOINT LIQUIDATORS

The property is being marketed for sale on behalf of the Joint Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

ANTI - MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.