



**FOR SALE – CHEAL LODGE, STOCKHOUSE LANE,
SURFLEET, SPALDING, PE11 4AT
GUIDE PRICE - £300,000**

- **Three Bedroom Detached Property**
- **Large private garden surrounding property**
- **Agricultural Occupancy Condition (please refer to this section in the sales particulars for more information)**
- **EPC Rating E**

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property. These particulars were prepared April 2026

Location

Cheal Lodge is located approximately three miles North of Spalding. The postcode for the property is PE11 4AT.

Description

Cheal Lodge is a three-bedroom detached two storey property of brick construction beneath a tile roof, with uPVC double glazing windows throughout. The property comprises:

Front Hall with doors to:

Dining Room

Lounge

Snug

Kitchen, with wall and base units, sink and drainer, hob with extractor fan over, fitted oven, dining area. Doors to:

Pantry, Utility room and Rear Hall

On the First Floor:

Double Bedroom with walk-in wardrobe and en-suite

Double Bedroom

Double Bedroom

Bathroom with Bath, Shower, Wash Hand Basin and WC

Outside:

The garden surrounds the property, with driveway and parking.

Agricultural Occupancy Condition

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(l) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person. Planning permission was granted by South Holland District Council under application H17-0013-67. Further enquiries should be sent to the Council.

Uplift Clause

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the Agricultural Occupancy Condition.

Services

Mains Water and electricity are connected to the property. Central Heating is via an Oil system. Drainage is to a private Septic Tank.

Exchange and Completion

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

VAT

VAT is not payable.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Selling Agent will be responsible for defining either the boundaries or their ownership.

Viewing

Viewings will be permitted only by appointment with the Seller' Agent, as detailed below.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		