



1 Manor Street
Ruskington, Sleaford, NG34 9EL

Guide Price
£160,000

3 Bedroom End Of Terrace House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Exciting & Unique Re Development Opportunity
- In the Heart of Popular Village
- Existing 3 Bed Cottage & Traditional Outbuildings
- Planning Passed 22.04.25 Under Reference 24/1158/HOUS
- For Extension of House & Conversion of Buildings
- Potential to Create a Special Family Home
- With Multi Generational Possibilities
- Or Re Develop in Other Way Subject to Consent
- EPC Rating - F, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 1 Manor Street, Ruskington, Sleaford, NG34 9EL](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

An exciting and quite unique re development / refurbishment opportunity situated in the heart of the village next door to the Church. In the agents opinion due to its desirability and potential it could be of interest to both developers and private buyers wanting to create a very special family home with multi generational options. Ruskington is a highly popular village and offers an excellent range of amenities set along its attractive High Street with its beck and also has a train station on the Sleaford to Lincoln line.



The property currently comprises a period three bedroom cottage with dining kitchen and ground floor reception room that is in need of refurbishing. In addition there are traditional outbuildings offering immense potential for a variety of uses. However the property has planning permission for the erection of single and two storey front extension and single storey side extension to the cottage together with conversion and extension of existing stable block to form Annex ancillary to the existing house. This was granted by NKDC on 22nd April 2025 under reference 24/1158/HOUS. This creates a larger and particularly attractive three bedroom cottage together with a spacious two bedroom single storey cottage for use in conjunction with the main house. A link to the NKDC planning portal is below

<https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?keyVal=SKVKTZLLG0C00&activeTab=summary>

The scheme would allow for extensive parking and private landscaped gardens. However a buyer could of course , subject to relevant consents, have their own input in to how the property is re developed.





Manor Street, Ruskington, Sleaford, NG34

Approximate Area = 826 sq ft / 76.7 sq m

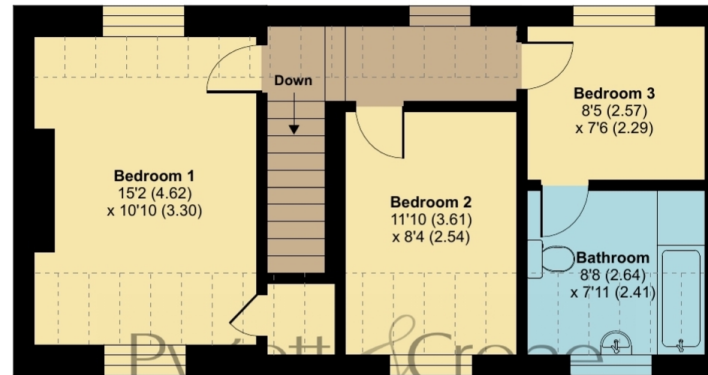
Limited Use Area(s) = 178 sq ft / 16.5 sq m

Total = 1004 sq ft / 93.2 sq m

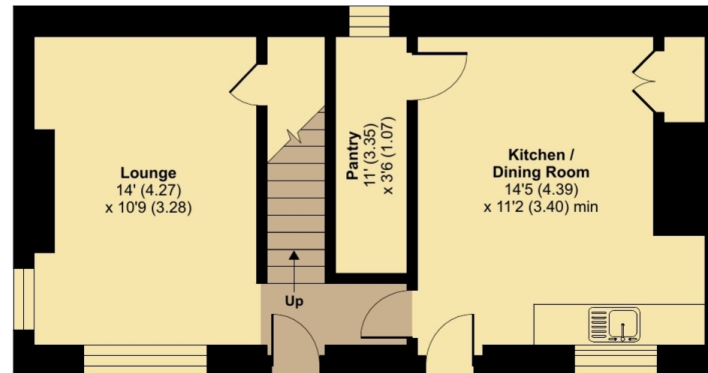
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1321016



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

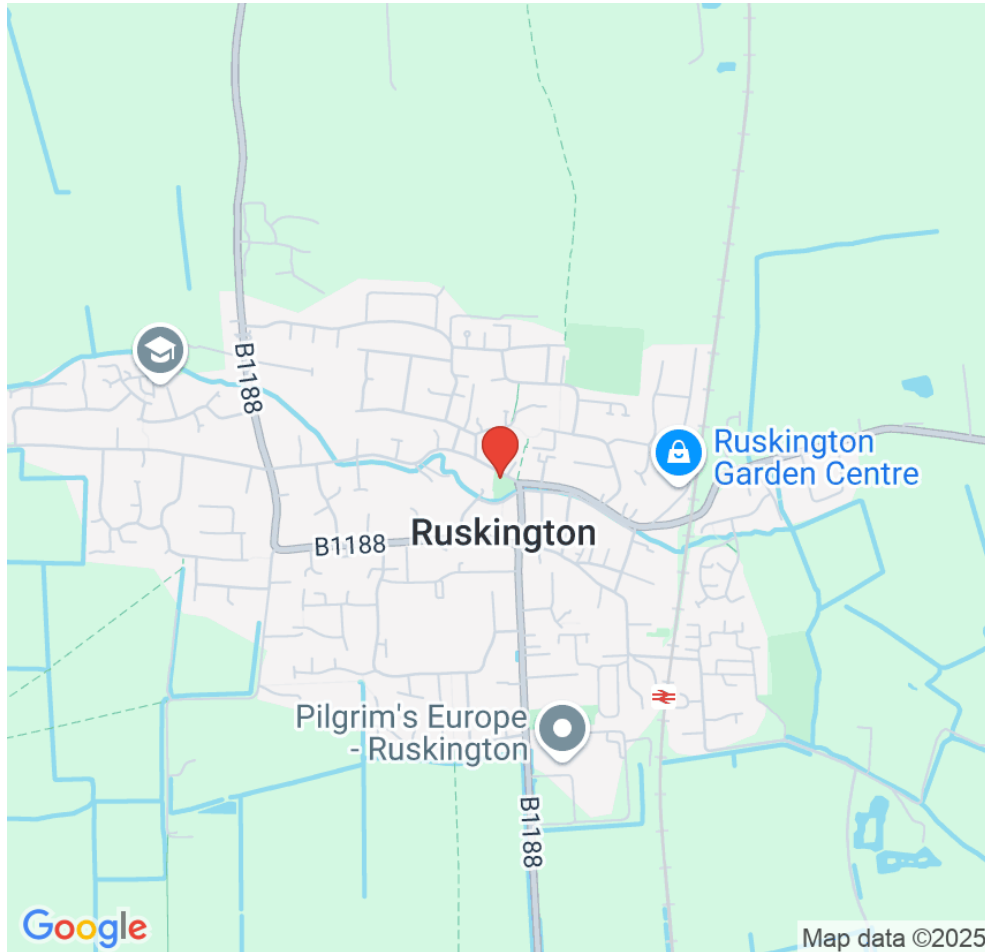
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



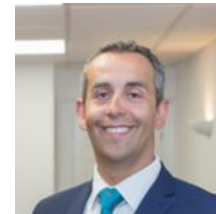
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jlil
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott ^{Plus}

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use

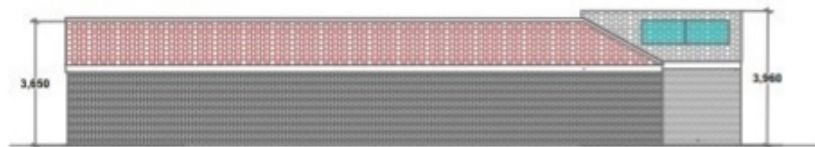
A smartphone screen showing the Pygott Plus+ registration interface. The screen displays the text "Welcome to Pygott Plus+", a large white plus sign, and input fields for "Email address" and "Password", followed by a "Login" button.




EAST ELEVATION



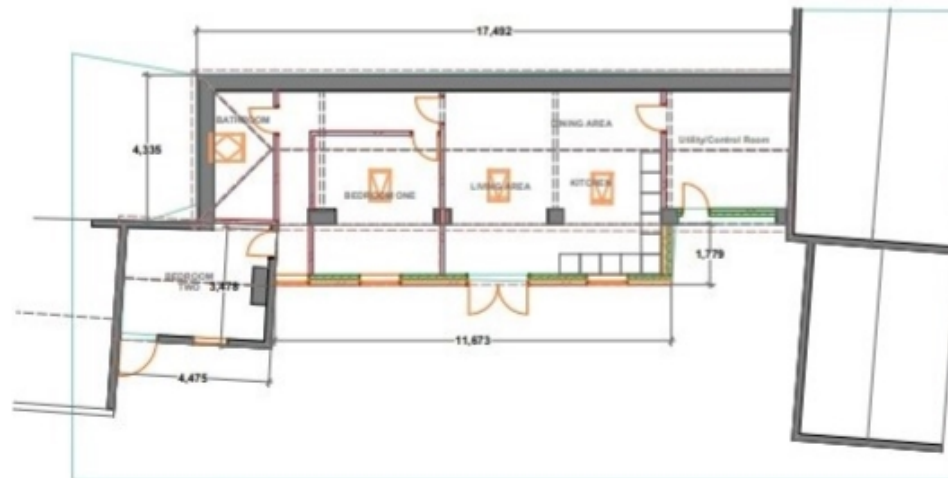
NORTH



WEST ELEVATION



SOUTH



GROUND FLOOR PLAN







FIRST FLOOR PLAN



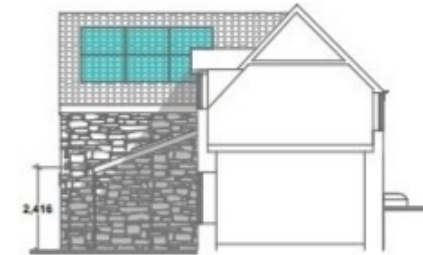
GROUND FLOOR PLAN



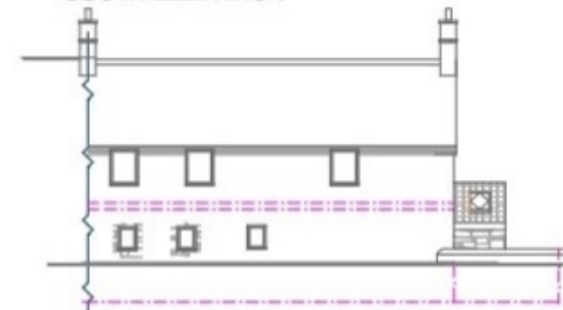
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Houses. Homes. Harmony.



1 Manor Street, Ruskington
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333