



16/18/20 Badgate Road & 7 Browntoft Lane,
Donington, Spalding, Lincolnshire, PE11 4TH

£200,000

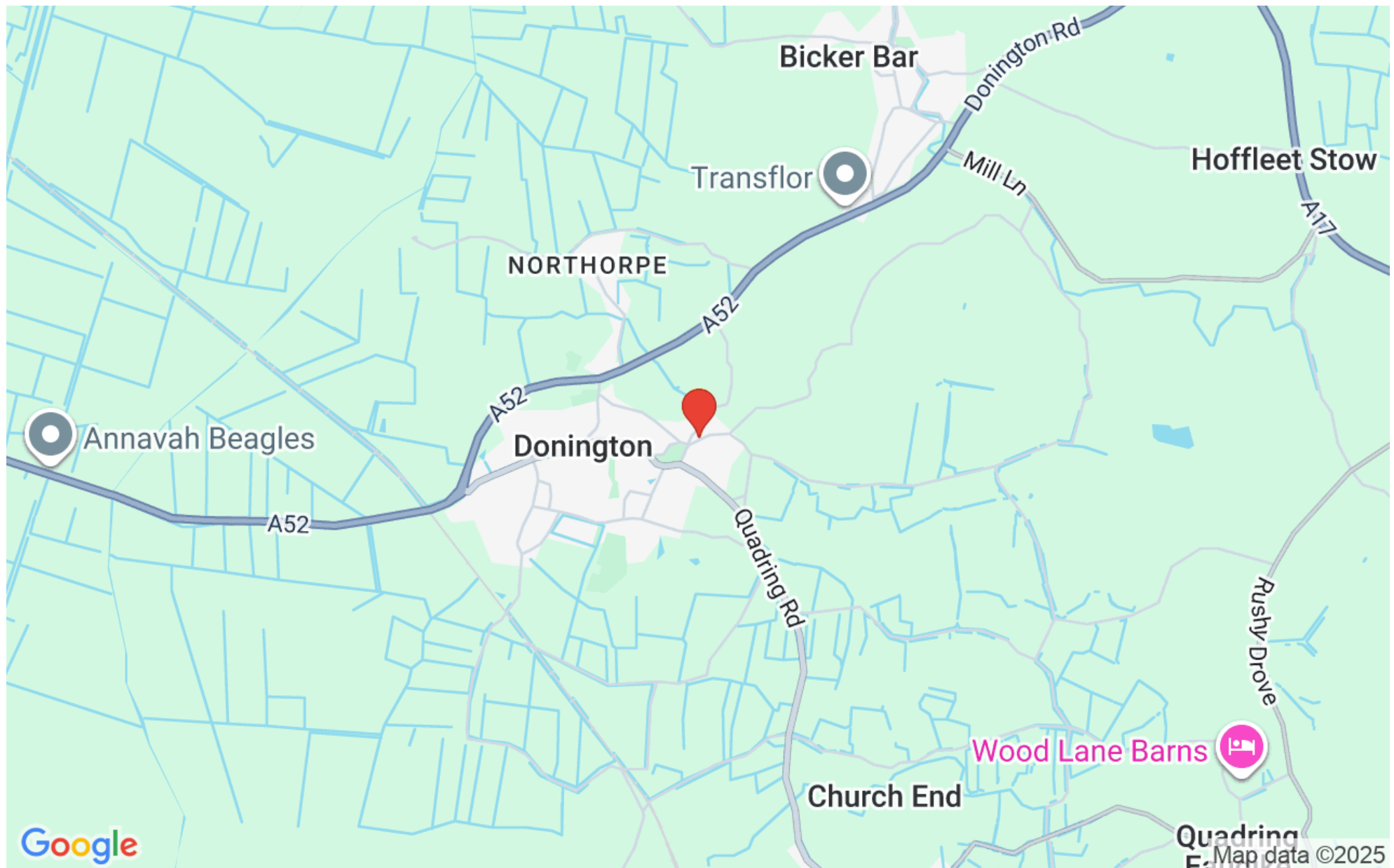
Details

- For Sale
- Development Opportunity
- 3 bed house for conversion
- House 1491 sqft (138.4 sqm)
- Workshop 2626 sqft (243.9 sqm)
- overall land area 0.299 acres (0.121 ha)
- Close to village centre
- Subject to planning





Location



Overview

An excellent opportunity to acquire this 3 bedroom house and workshop which has potential for residential redevelopment





Location

The property is located close to the village centre and all local amenities. Donington is a village and civil parish in the South Holland District of Lincolnshire.

It is 8 miles (13 km) north from the market town of Spalding and 11 miles (18 km)

south of Boston on the A152,

it is bypassed by the A52, and sits close to the A16 and A17. The parish includes

the hamlet of Northorpe.

ACCOMMODATION

The property comprises an area of 0.299 acres (0.121 ha) and comprises a former workshop with a detached cottage in need of renovation. The workshop has potential for residential re development.

The Workshop has an area of 2626 sqft (243.9 sqm)

The house comprises 3 bedrooms and has an area of 1491 sqft (138.4 sqm)

PLANNING

The house has established C3 residential use and the workshop established workshop use. The site has potential for redevelopment.

SERVICES

Mains water, electricity and drainage are connected to the property

TENURE

The property is for sale freehold with vacant possession

RATEABLE VALUE

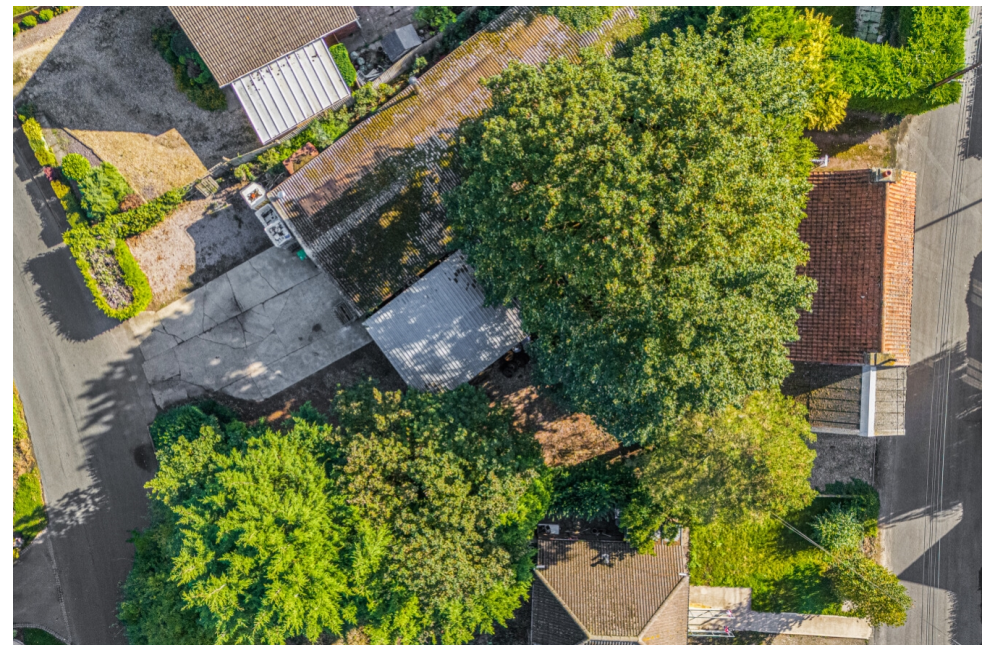
The workshop has no rateable value listed and the house has a council tax band of B.

CEPC

Due to the condition of the house there is no EPC and the workshop has no heating and therefore is not required to have one.

LEGAL COSTS

Each party are responsible for their own legal costs



VAT

The price is exclusive of VAT which is not payable.

LOCAL AUTHORITY

South Holland District Council

Priory Road

Spalding

Lincolnshire

PE11 2XE

Tel 01775 761161

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



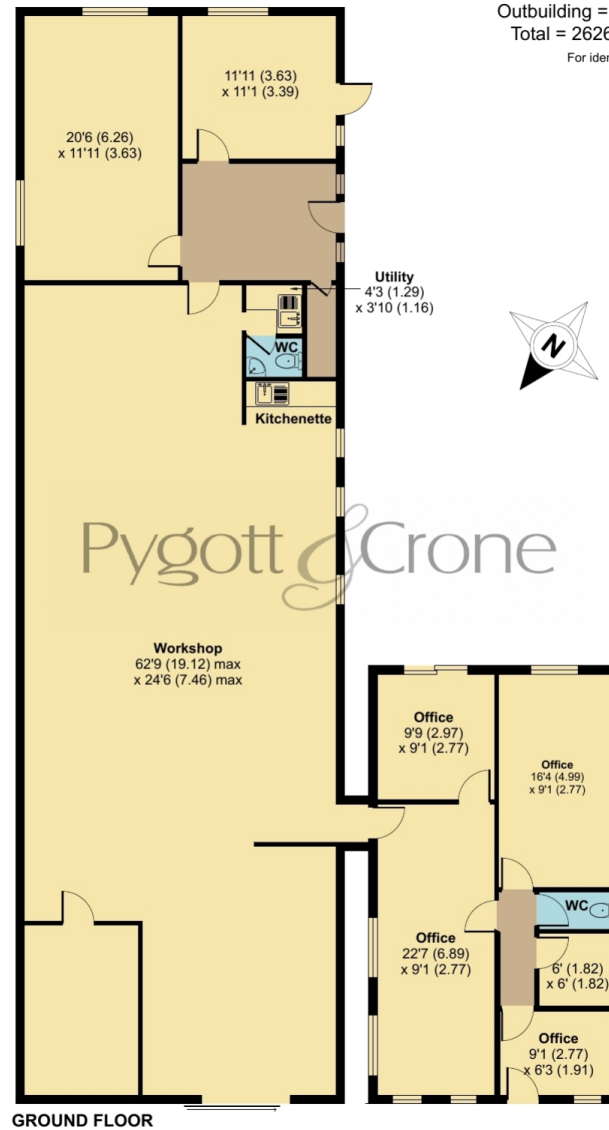
Browntoft Lane, Donington, Spalding, PE11

Ground Floor Net Internal Area = 2571 sq ft / 238.8 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 2626 sq ft / 243.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlshecom 2025. Produced for Pygott & Crone. REF: 1357149

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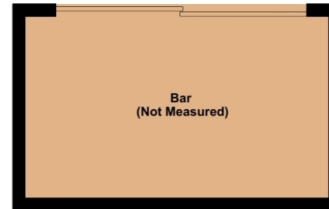
Ground Floor Net Internal Area = 572 sq ft / 53.1 sq m (excludes bar)

First Floor Net Internal Area = 572 sq ft / 53.1 sq m

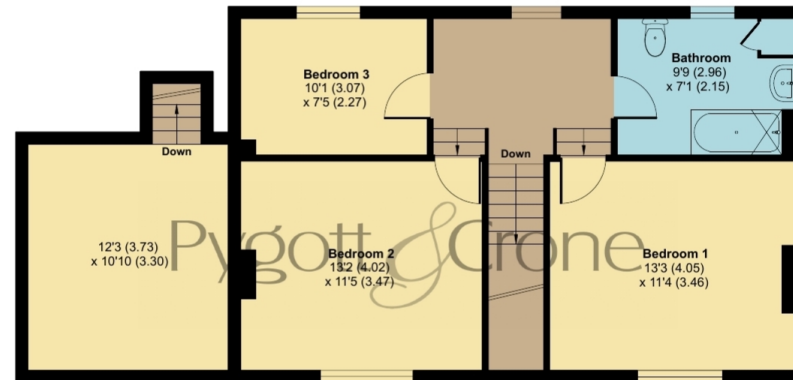
Garages = 347 sq ft / 32.2 sq m

Total = 1491 sq ft / 138.4 sq m

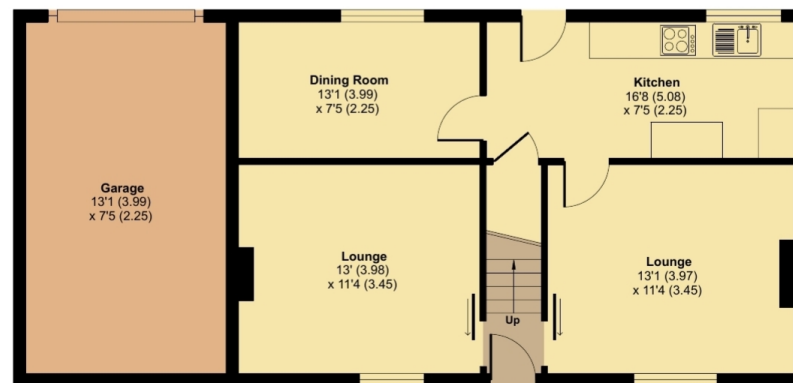
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR



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16/18/20 Badgate Road & 7 Browntoft Lane, Donington
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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