

Pygott & Crone

# Fenland Farm, Old Black Drove

Anwick Fen, Sleaford, Lincolnshire, NG34 9SZ

Guide Price

£100,000

# 2 Bedroom Farm House

- Modern Method of Auction
- Reservation Fee Payable
- CASH BUYERS ONLY
- No Onward Chain
- Substantial Plot
- 2 Bed Detached Cottage
- Numerous Outbuildings & Barns
- Huge Potential For Development
- EPC Rating - G, Council Tax Band - B

Click here to access the Energy Performance Certificate for Fenland Farm, Old Black Drove, Anwick Fen, Sleaford, Lincolnshire, NG34 9SZ





# Overview

For Sale by the Modern Method of Auction - T & Cs Apply

Fenland Farm presents a rare opportunity to acquire a detached country cottage situated in a peaceful rural position within Anwick Fen. The property requires a programme of renovation and modernisation but offers generous accommodation together with an impressive range of outbuildings, making it an exciting proposition for those looking for a project with considerable scope and potential.

The main residence provides approximately 1,257 sq ft of accommodation and briefly comprises an entrance lobby, utility area, shower room, kitchen and conservatory, together with two separate reception rooms providing flexible living and dining space. To the first floor are two well-proportioned bedrooms and a family bathroom.





The property occupies an approximately half-acre plot, subject to survey, providing a good degree of outside space and a rural setting. A particularly notable feature is the extensive range of outbuildings, which offer a variety of potential uses, subject to any required planning and building regulations.

Fenland Farm is served by a septic tank and, due to the condition and nature of the property, the sale is restricted to cash buyers only.

This is a unique opportunity to acquire a substantial detached cottage with extensive ancillary buildings and land in a desirable rural location. The property requires renovation, but its generous accommodation, substantial outbuildings and sizeable plot provide significant potential for the right purchaser. Early viewing is highly recommended to fully appreciate the scale and possibilities this property has to offer.













# Old Black Drove, Anwick Fen, Sleaford, NG34

Approximate Area = 1257 sq ft / 116.7 sq m
Outbuildings = 5522 sq ft / 512.9 sq m
Total = 6779 sq ft / 629.7 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1520303









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.





Lounge 3.64 x 2.91m






# Location




Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

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Financial Services Ltd

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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.









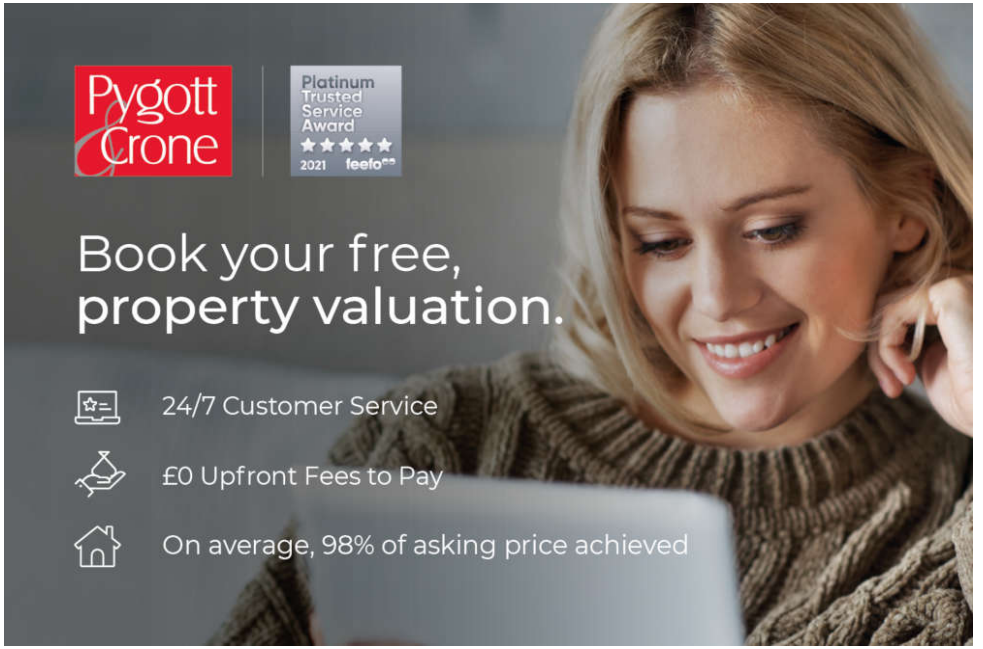


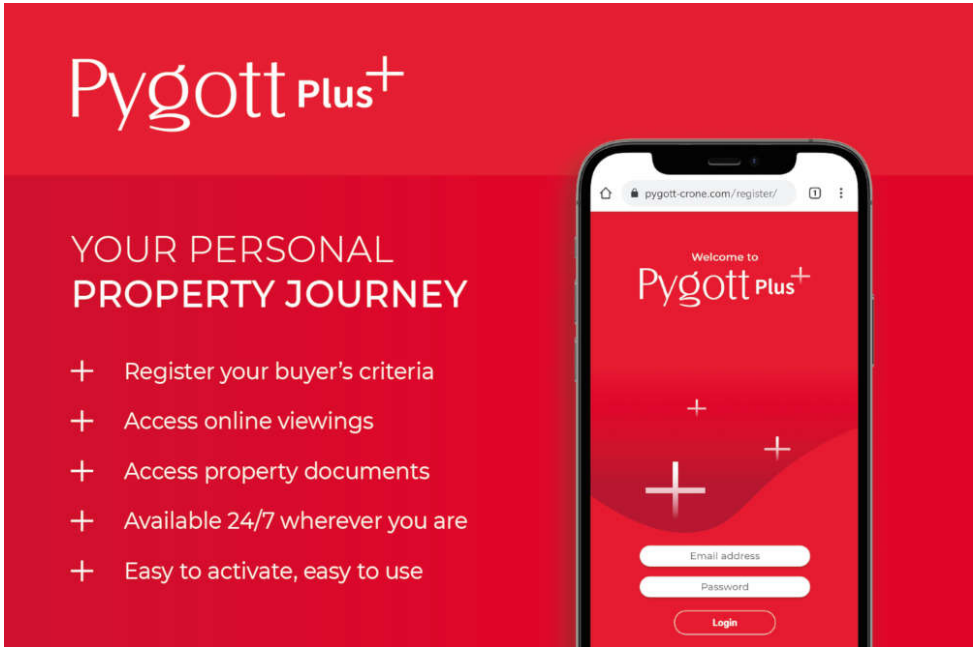









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Houses. Homes. Harmony.

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**Fenland Farm, Old Black Drove, Anwick Fen**
is on the market with our Sleaford branch

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