

LOT 117

A detached cottage in need of a complete redevelopment subject to obtaining necessary consents, set in uncultivated gardens with open views and no near neighbours



Camps Cottage, Thompsons Lane, Fosdyke, Boston PE20 2DH

ACCOMMODATION:

The cottage currently presents accommodation in the form of two reception rooms, a kitchen and two bedrooms to the first floor.

FEATURES: A detached cottage situated in a very sought after rural location which represents a great opportunity to redevelop subject to obtaining the necessary consents. The auctioneers will provide a promap plan illustrating full extent of the plot, within the auction addendum.

TENURE: Freehold.

VENDOR'S SOLICITORS: Askews Limited, Dunedin House, Columbia Drive, Thornaby, Stockton on Tees, Cleveland TS17 6BJ.

VIEWING: By arrangement with the joint Auctioneers: William H Brown, 14 Wide Bargate, Boston, Lincolnshire PE21 6RH, tel: 01205 351010.

Guide Price - **£155,000+**

PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT