



South Street

Crowland, Peterborough, PE6 0AH

Guide Price £250,000 - Freehold , Tax Band -



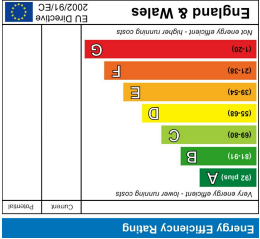
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



South Street

Crowland, Peterborough, PE6 0AH

Fantastic project opportunity in a thriving Lincolnshire market town. Offered with no forward chain, this substantial early-1800s corner property includes a ground-floor commercial unit plus three one-bedroom flats across the upper floors — all requiring refurbishment and offering excellent potential. Separate utilities, rear parking for three cars with EV charger, and outbuildings suitable for possible conversion (STPP). A versatile investment with tremendous scope for redevelopment or mixed-use living.

Set in a thriving Lincolnshire market town and offered with no forward chain, this substantial early-1800s corner property presents an exceptional project opportunity for the right buyer. Brimming with character and versatility, it offers enormous potential for redevelopment, enhancement, and future income. The ground floor is currently home to a long-established and successful commercial print business, making it ideal for continued commercial use or for reimagining as part of a wider mixed-use scheme. A separate side entrance leads to a welcoming hallway and staircase rising to the upper floors. On the first floor are two one-bedroom flats, each requiring full refurbishment—an ideal blank canvas for creating contemporary, high-demand living accommodation. The second floor features a larger one-bedroom flat, also ready for renovation, perfect for further rental potential or personal use once modernised. Each flat—and the commercial space—benefits from individual power supplies and council tax arrangements, offering convenience, flexibility, and independence for future occupants. Outside, the gravelled courtyard provides parking for three vehicles and includes an electric charging point. A collection of outbuildings sits alongside, including a former print workshop and storage rooms, all offering exciting scope for conversion into a studio flat or additional ancillary accommodation (subject to planning consent). With its prime position in a vibrant market town, generous footprint, and extensive scope for improvement, this property represents a rare chance to undertake a rewarding project with significant future potential. A compelling opportunity for investors, developers, or those seeking a character-filled building to transform. The three flats are all Council Tax Band A

**Commercial Premises Room One**  
4.01 x 9.33 (13'1" x 30'7")

**Commercial Premises Room Two**  
2.85 x 3.34 (9'4" x 10'11")

**Hallway**  
0.97 x 1.50 (3'2" x 4'11")

**WC**

**Utility Room One**  
1.67 x 2.38 (5'5" x 7'9")

**Office One**  
2.00 x 2.09 (6'6" x 6'10")

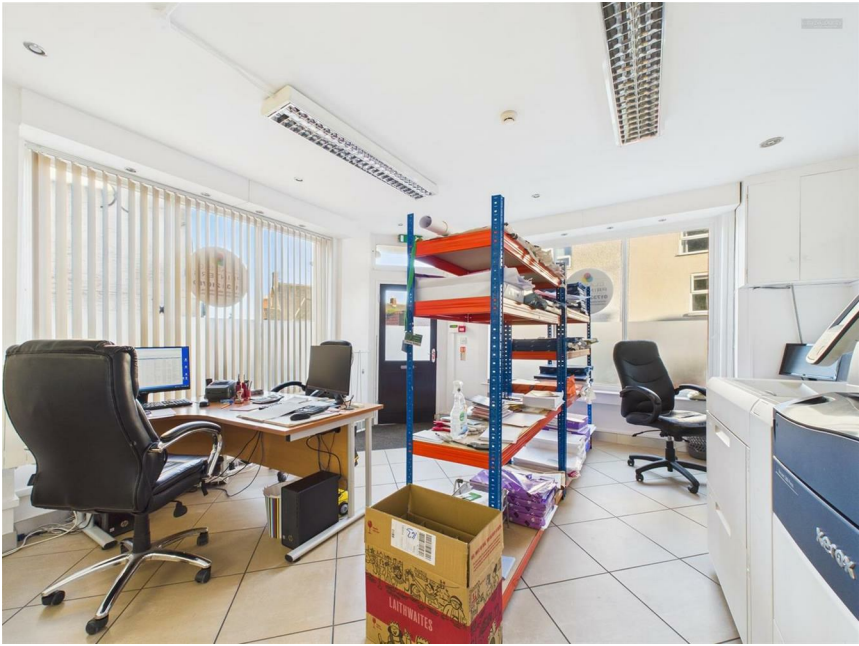
**Entrance Hall**  
0.97 x 2.35 (3'2" x 7'8")

**Hallway**  
1.95 x 1.52 (6'4" x 4'11")

**Commercial Premises Room Three**  
3.69 x 4.68 (12'1" x 15'4")

**Office Two**  
2.78 x 2.08 (9'1" x 6'9")

**Utility Room Two**  
1.53 x 1.05 (5'0" x 3'5")



**WC**  
1.56 x 0.94 (5'1" x 3'1")

**Commercial Premises Room Four**  
5.24 x 3.49 (17'2" x 11'5")

**First Floor Landing**  
1.98 x 1.75 (6'5" x 5'8")

**Hallway**  
1.90 x 4.55 (6'2" x 14'11")

**Flat B Entrance Hall**  
0.85 x 3.79 (2'9" x 12'5")

**Flat B Living Room**  
4.80 x 4.98 (15'8" x 16'4")

**Flat B Kitchen**  
3.13 x 2.86 (10'3" x 9'4")

**Flat B Bathroom**  
2.92 x 1.52 (9'6" x 4'11")

**Flat B Bedroom**  
3.89 x 3.15 (12'9" x 10'4")

**Flat C Entrance Hall**  
0.67 x 2.97 (2'2" x 9'8")

**Flat C Living Room**  
3.99 x 3.06 (13'1" x 10'0")

**Flat C Kitchen**  
2.57 x 1.80 (8'5" x 5'10")

**Flat C Bathroom**  
1.58 x 1.13 (5'2" x 3'8")

**Flat C Bedroom**  
2.75 x 2.05 (9'0" x 6'8")

**Second Floor Landing**  
3.43 x 0.86 (11'3" x 2'9")

**Flat D Entrance Hall**  
1.48 x 1.22 (4'10" x 4'0")

**Flat D Living Room**  
3.74 x 4.91 (12'3" x 16'1")

**Flat D Kitchen**  
3.88 x 1.65 (12'8" x 5'4")

**Flat D Hallway**  
0.92 x 2.04 (3'0" x 6'8")

**Flat D Bedroom**  
3.62 x 3.27 (11'10" x 10'8")

**Flat D Bathroom**  
2.60 x 1.55 (8'6" x 5'1")

**Workshop**  
3.40 x 5.57 (11'1" x 18'3")

**Entrance Hall**  
0.82 x 2.35 (2'8" x 7'8")

**Storage Room One**  
3.42 x 2.32 (11'2" x 7'7")

**Storage Room Two**  
3.38 x 6.97 (11'1" x 22'10")

**Storage Room Three**  
3.43 x 2.44 (11'3" x 8'0")

**EPC - Various**  
Commercial - D - 88  
9b - F 21/64  
9c - E 51/75  
9d - E 52/77

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No

