

DDM

AGRICULTURE

THE BARN, BURGH LANE, BRATOFT SKEGNESS, LINCOLNSHIRE

(Burgh le Marsh 1 mile, Wainfleet 5 miles, Skegness 6 miles)



A TRADITIONAL BRICK BARN WITH PRIOR APPROVAL
FOR CHANGE OF USE TO A RESIDENTIAL PROPERTY AND THE
CHANGE OF USE OF ANY LAND WITHIN ITS CURTILAGE
WITH 2.00 ACRES OR THEREABOUTS OF GRASS Paddock
WITH OPTION FOR FURTHER ACREAGE

FOR SALE BY PRIVATE TREATY: GUIDE PRICE OF £225,000

FREEHOLD WITH VACANT POSSESSION

Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

DX: 24358 BRIGG

Ref: William Whitaker

E-mail: will.whitaker@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The property is situated in open countryside to the south west of the village of Burgh le Marsh, and is accessed directly from Burgh Lane/Ings Lane. The property is located less than 2 miles from the A158 to Skegness Road. The village of Burgh le Marsh lies approximately 1 mile to the north east, the market town of Wainfleet is situated approximately 5 miles to the south west and the town of Skegness is located approximately 6 miles to the east.

Description

The property comprises traditional brick buildings under a pantile roof, with access directly from Ings Lane. The property has prior approval for change of use to a residential property and change of use of any land within its curtilage (East Lindsey District Council planning application number S/020/02353/15). These documents along with a structural surveyor's report can be forwarded to prospective purchasers electronically and free of charge, upon request.

The Buildings (external area)

The barn has an approximate external area of 68.34m². Previous development plans show the opportunity to extend the external area to 72.93m² and the option to develop a mezzanine floor area extending to 19.38m². This would achieve an approximate area of 92.31m².

The Land

The barn is offered with a grass paddock extending to approximately 2.00 acres (0.81 hectare). There is also the option to purchase, by separate negotiation, additional grass land up to a further 4.67 acres (1.89 hectares).

Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Entitlements under the Basic Payment Scheme.

Nitrate Vulnerable Zone

The land lies within a Nitrate Vulnerable Zone.

Easements, Wayleaves & Rights of Way

The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves, and all rights of access whether mentioned in these particulars or not.

Services

It is understood that the property has a mains water supply and there is an electricity point available for connection within the site boundary. Interested Parties should make their own enquiries regarding connection costs and all supply matters.

Tenure & Possession

The property is for sale freehold with vacant possession.

Method of Sale/Letting

The property is offered for sale by private treaty with a guide price for the whole of £225,000.00. Interested parties are invited to discuss the matter further with Giles Johnston or William Whitaker on 01652 653669.

Viewing

The plot may be viewed at any reasonable time during daylight hours when in possession of a set of these particulars. Prospective purchasers should exercise reasonable precautions when viewing.

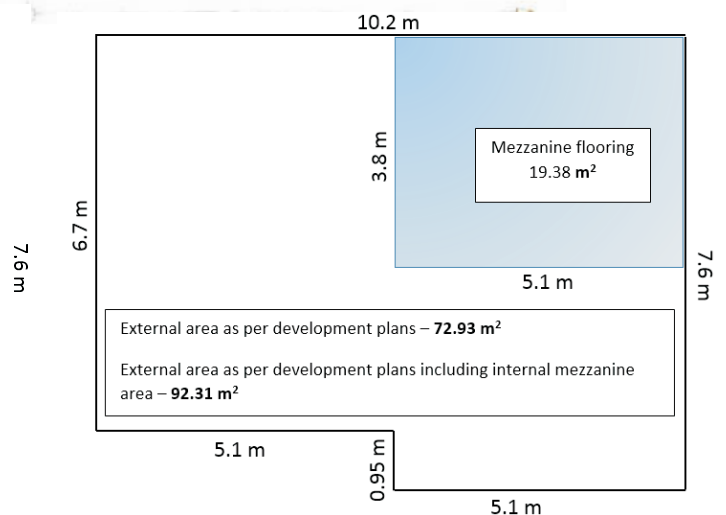
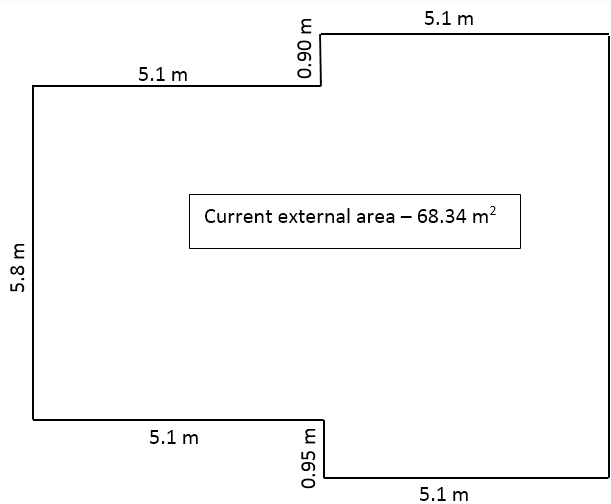
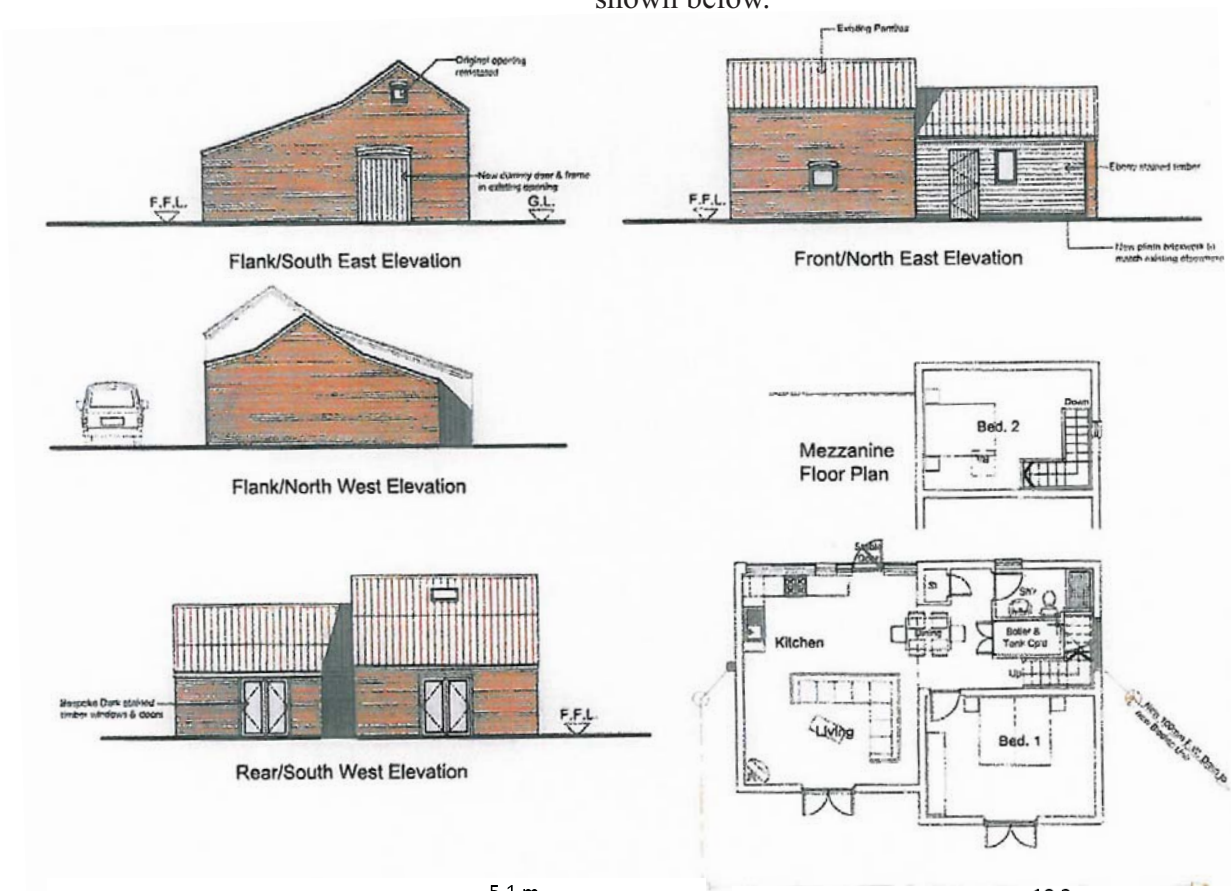
Important Notice

DDM Agriculture for themselves and the Vendor of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS, planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.



The property previously had full planning consent for conversion to a 2 bedroom holiday cottage, the plans are shown below.



LOCATION PLAN

