

# SANDBECK FARM



SANDBECK LANE, BLYTON, GAINSBOROUGH, DN21 3LW





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Sandbeck Lane, Blyton, Gainsborough, DN21 3LW  
56.67 Acres (22.93 Hectares)

An exceptionally well presented equestrian family home, with a traditional brick built range of buildings, currently used as stabling and able to accommodate up to 17 horses/ponies and with the benefit of the land being fenced into individual turnout paddocks.

The buildings could lend themselves to a multitude of other uses, subject to planning, restrictive covenants and the clawback provisions.

**FOR SALE BY PRIVATE TREATY  
WITH A GUIDE PRICE OF £950,000.00**

**FREEHOLD WITH VACANT POSSESSION**

## Selling Agents

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## GENERAL REMARKS AND STIPULATIONS

### Location

Sandbeck Farm is situated to the north west of the village of Blyton. This popular rural village sits between Scunthorpe and Gainsborough, within the catchment area for the highly regarded Queen Elizabeth's High School. The market town of Gainsborough lies approximately five miles to the south of the property, which hosts a number of high street shops alongside well established independent retailers. Gainsborough has well respected Primary and Secondary schools as well as traditional markets on Tuesdays and Saturdays with a thriving farmers and craft market once a month.

## Introduction

Set in grounds of approximately 56.67 acres (22.93 hectares), this period farm house is the perfect family home located in a peaceful, rural setting. The property boasts four bedrooms, two reception rooms, conservatory, well fitted kitchen with range cooker, oil fired central heating and double glazing in most rooms.

For those with equestrian interests, as well as those wanting to run a business (subject to restrictive covenants), there is an excellent range of traditional farm buildings and barns, set within two crew yards, these offer several stables and numerous well fenced, four post and rail paddocks.

The property benefits from a historic planning consent for holiday lets with a further potential for residential barn conversions, subject to obtaining the necessary planning permissions and not withstanding the overage provisions.

The property itself is a fantastic well presented brick built family home arranged over two floors. The accommodation briefly comprises entrance hallway, kitchen/diner, utility/wc, living room, study, reception room, conservatory with downstairs wc and kitchenette. The first floor accommodation comprises four double bedrooms, the master having en-suite and walk-in wardrobe and bathroom.

## Services

There are mains water and electric supplies to the property and buildings. Drainage is to a septic tank.

## Energy Performance Certificate

The EPC Rating is E.



### **Planning Permission & Development Potential**

The current owners have historically successfully obtained Planning Permission for the barns to convert into eight holiday lets under application reference M06/P/1351. The decision was granted on 15 March 2007 with a time limit and conditions. Whilst this application is expected have to have now expired, it is likely to set a precedent for any future applications, however, we advise interested parties to make their own enquiries on such matters to West Lindsey district Council. Full details can be viewed at the Selling Agent's office in Brigg.

### **Restrictive Covenants & Clawback Provisions**

The property is sold subject to several restrictive covenants and clawback provisions, namely:-

1. The Purchaser(s) will covenant not to use the property for any other purpose than as a single private dwelling.
2. The Purchaser(s) will covenant not to use the property for any business purposes with the exception of the barns, comprising part of the property being used for holiday cottages and a holistic spa.

The property will be sold subject to a restriction that if planning consent is granted, the Vendors will be entitled to receive 30% of the increase in value. There is a further restrictive covenant not to alter the exterior of the property or buildings and nor to erect buildings, walls or fencing without the permission of the Transferor. The covenant will run for a period of 20 years from 09 May 2006. Full details can be viewed at the Selling Agent's office in Brigg.



# Sandbeck Farm, DN21 3LW

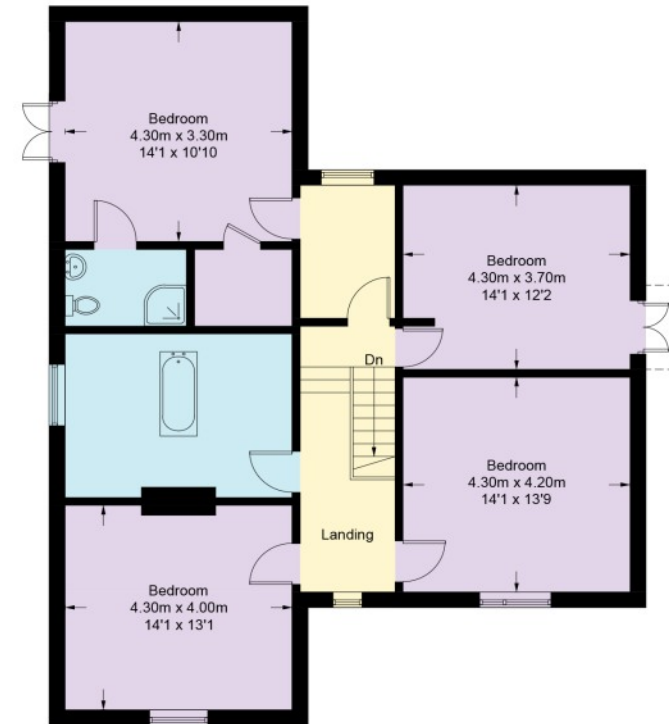
Approximate Gross Internal Area = 248.5 sq m / 2675 sq ft

Shed = 7.3 sq m / 78 sq ft

Total = 255.8 sq m / 2753 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FloorplansUsketch.com © 2021 (ID810744)

## Farm Buildings

The yard and farm buildings comprise a substantial range of traditional brick built buildings, mainly single storey, with some two storey elements, under a pantile roof.







### **Outside**

Access to Sandbeck Farm is through a private gated entrance, to a driveway with parking for multiple vehicles and lawned area to the front and side of the house.

### **The Land**

There is a total of 56.67 acres (22.93 hectares) or thereabouts of grassland, currently divided by four post and rail fencing into several separate paddocks.

These paddocks have the benefit of plumbed underground water to automatic feeders, as well as buried mains electricity supply to the electric fencing.

The majority of the paddock land is visible from within the farmhouse.



## Additional information

### Tenure and Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

### Outgoings

Sandbeck Farm is in Council Tax Band "D" with £1,950.60 payable to West Lindsey District Council for the 2021/2022 year.

### Viewing

Viewing is strictly by appointment with the Selling Agents on (01652) 653669.

### Method of Sale

The property is being offered for sale by private treaty. Interested parties are invited to speak to Tori Heaton (07970 126304) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.



### Important Notice

DDM Agriculture for themselves and the Owner 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.
- (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.
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Ref: TH/SJP/BR-21/224

Date: 01 February 2022

