



Woodhill Farm
Market Rasen LN8 3DZ

M A S O N S
EST. 1850

Woodhill Farm, Legsby Road, Market Rasen, Lincolnshire LN8 3DZ

01507 350500

Surrounded by 119.18 acres (48.23Ha) of land and grounds (STS) and set back some 320m (1050ft) from Legsby Road, this substantial farmhouse – The Grange, detached Woodhill Cottage and an extensive range of outbuildings all enjoy a commanding position in close proximity to the Market Rasen National Hunt Racecourse and Golf Club. Both the 5-bedroom farmhouse and the 3-bedroom cottage have been modernised to a high standard, while the extensive, versatile range of outbuildings has a variety of possible uses with conversion potential, subject to planning permission. The dwellings enjoy panoramic views towards the Wolds on the north side and over the fields to woodland on the south side.



Contents

Directions

Introduction and Location

The Grange

Photo Schedule, Accommodation, Floorplans

Woodhill Cottage

Photo Schedule, Accommodation, Floorplans

The Yard and Outbuildings

The Land

Back Cropping

Utilities

Sporting & Mineral Rights

Wayleaves, Easements, Covenants and Rights of Way

Nitrate Vulnerable Zone

Basic Payment Scheme Entitlements

Land Plan



Directions

From Louth take the A631 road across the Wolds and after passing through Willingham Woods, continue into Market Rasen and a short distance past the De Aston Grammar school on the left, take the left turn sign posted Racecourse, Golf Course and Legsby. This is Legsby Road - continue for 1.3 kilometres and the entrance to Woodhill Farm will then be found on the right side, a short distance after the main entrance into the racecourse



Introduction

The Grange was transformed by a comprehensive improvement scheme carried out around 2011/12 involving new principal wall facings in attractive light coloured rustic brickwork under a new plain-tiled roof. The windows are uPVC framed, double-glazed units and the majority are single or double vertical sashes chosen to complement the house design, these having an inward tilt facility to clean the outer face of the panes from within the house.

Heating is by an oil central heating system with a pressurised hot water system. The house has versatile accommodation on three floors with potentially 5 bedrooms, two having ensuite bathroom/shower room, or as at present there is the potential for a first floor sitting room enjoying panoramic country views, a studio (as at present) on the upper floor or alternative room uses. The house is superbly orientated to take advantage of a warm, sunny rear aspect where the main formal garden includes a summer house, large patio and spacious decking.

Woodhill Cottage is estimated to date back to the 1800's and has rendered principal walls beneath a concrete tiled roof. The windows are uPVC double-glazed units and heating is by an oil-fired central heating system. There is a modern breakfast-kitchen, a refurbished ground floor shower room, a spacious first floor bathroom. 3 good bedrooms, the two main rooms having stunning open views, and the main reception room extends to the full width of the building at the rear, with 2 pairs of French doors. Light

coloured porcelain floor tiling to the ground floor enhances the light, airy feel of the accommodation.

Woodhill Farm represents an opportunity to enjoy the existing property as it stands, or to possibly subdivide the various elements. There is scope to allocate land to the farmhouse and cottage in order to create two residential properties with land for equestrian, horticultural, hobby farm or leisure use (STP). The remaining land can be farmed or let for farming, and the selling agent can assist if the latter is required.

The outbuildings could be partly retained with the two dwellings for garaging, conversion to American Barn stabling for equestrian use or for storage/workshop use (STP), and a separate driveway could be formed branching away from the dwellings to the remaining complex of outbuildings which then have potential for agricultural (as current) use, light industrial, extensive storage units, leisure units or possible residential conversion under the Class Q planning provisions given the long-standing agricultural use.

There will however be a negotiable overage clause dependent on sale price in respect of planning permission obtained for additional residential units either via new-build plots or conversions, but this clause will not apply to planning permission for extensions or further outbuildings which are ancillary to the current dwellings. The trigger point for overage payment will be implementation of planning permission or disposal of the property/land concerned with the

benefit of planning permission, whichever is the sooner.

A more detailed account of each dwelling is provided below.

Location

Market Rasen is just 5 minutes' drive from Woodhill Farm and stands to the west of the Lincolnshire Wolds with town centre buildings mainly dating from Georgian and Victorian times, together with a market square positioned by the restored Mediaeval Church of St. Thomas. Markets have been held for hundreds of years and there are now weekly markets including an auction of produce. The High Street has a variety of shops, pubs, cafes etc.

The town is famous for the Racecourse and the Market Rasen Golf Club with its challenging heathland course, both of which are in close proximity to Woodhill Farm.

The De Aston secondary school was founded in 1863 and is now an academy. There are numerous primary schools in the surrounding villages and the Market Rasen C-of-E primary school in the town.

Louth (14 miles), Lincoln (13miles), Grimsby (16 miles), M180 and Humberside Airport (17 miles) There is the valuable benefit of a railway station in Market Rasen, linked to the National Rail Network.

The Grange - Photo Schedule



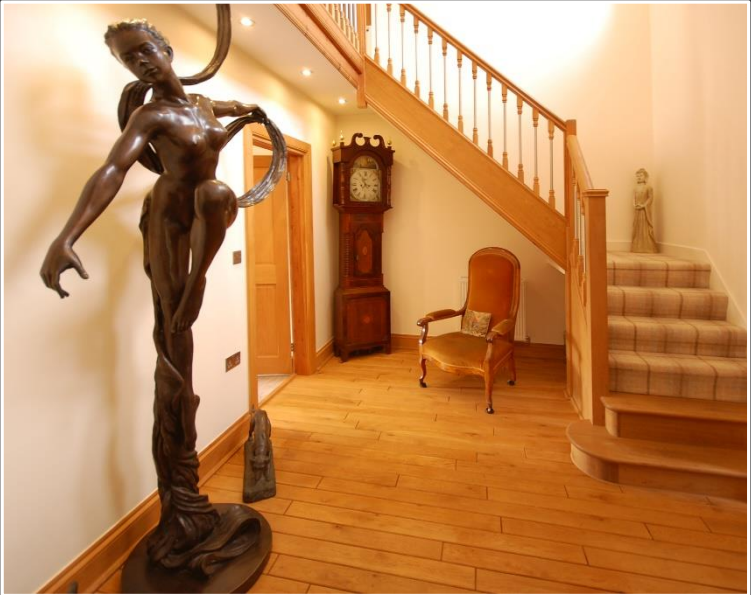
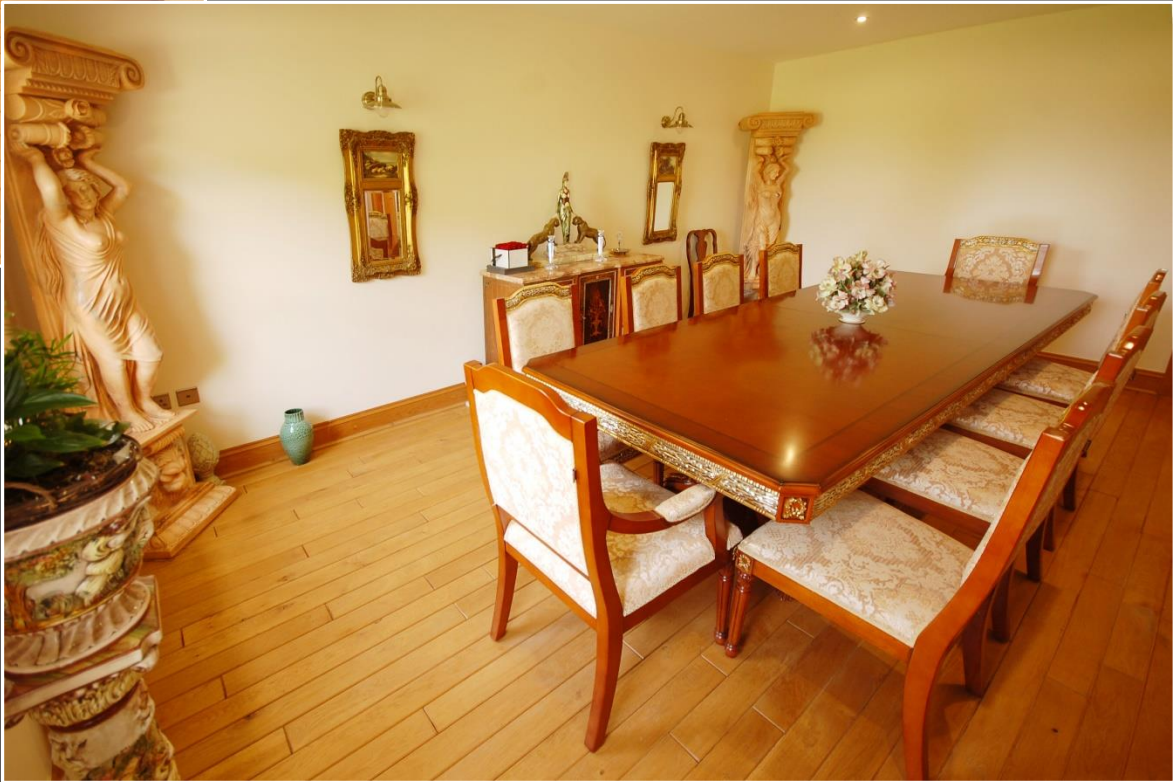














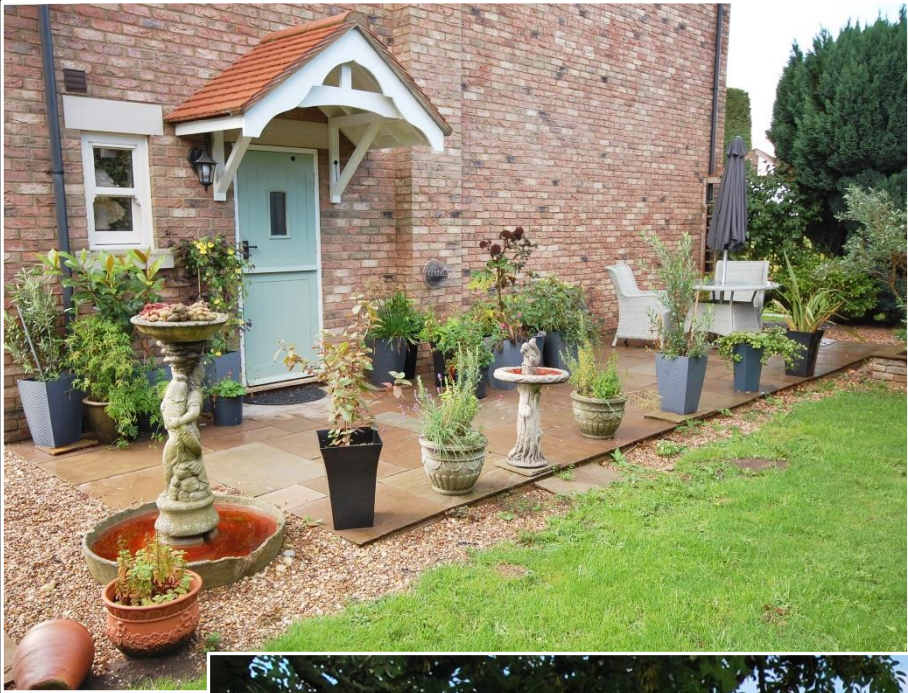








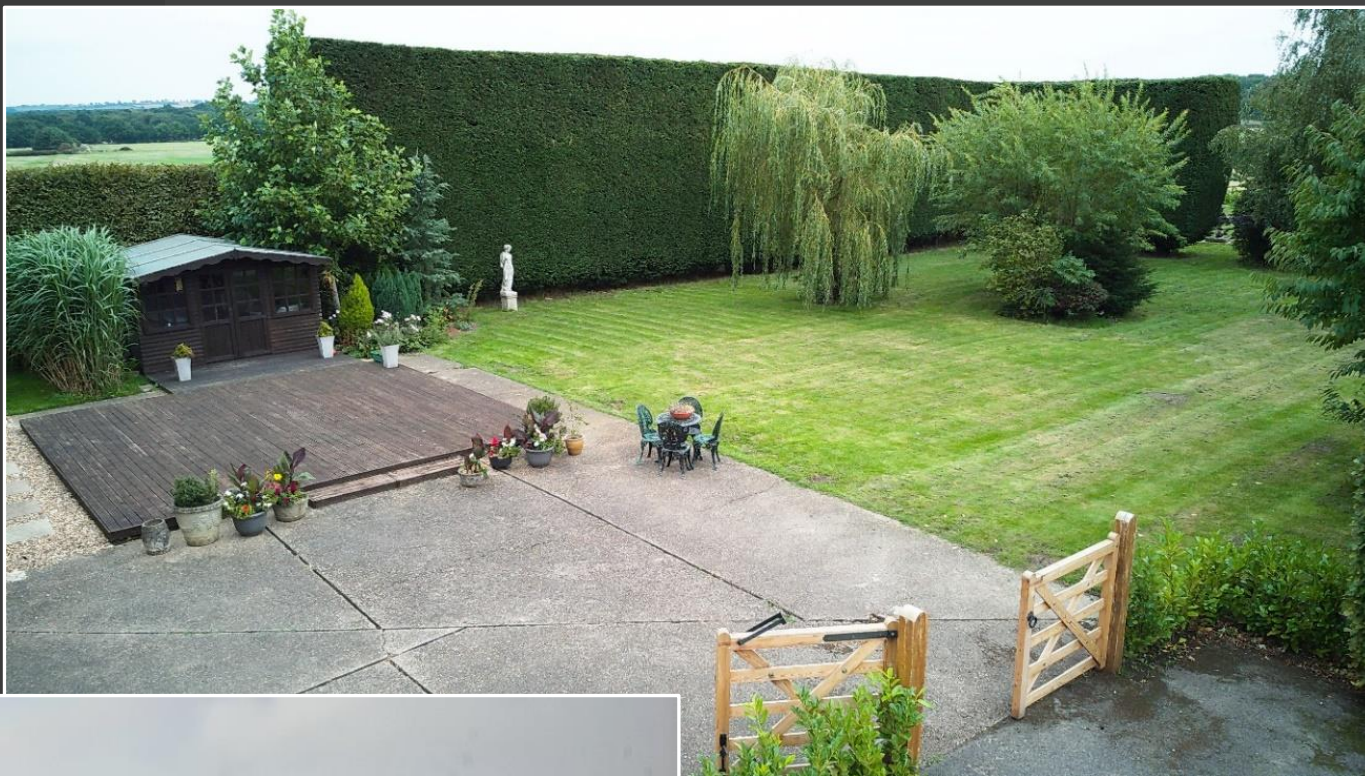






Rural and Equestrian

www.movewithmasons.co.uk



www.movewithmasons.co.uk



Accommodation

Approximate room dimensions of The Grange are shown on the floor plans which follow – please note that these are indicative of the room layout and not to specific scale.

Ground Floor

Main front entrance with wide oak panelled door into the

Entrance Hall

An elegant hallway lit naturally by two high level front windows as the room is open to full two storey height. A superb staircase with oak lower steps and an oak and polished stainless-steel balustrade leads up to a long gallery landing above. Feature oak floor, radiator, four led downlighters beneath the gallery at the rear and wide walk-through opening to the dining room. Digital central heating thermostat and oak four panelled door through to the family room.

Reception Room (currently the Dining Room)

An excellent entertaining room of generous proportions with oak floor extending through from the hall, two front windows overlooking the land at the front of the farmhouse with the racecourse in the distance and a four panel oak door at the rear to the utility room. Two radiators, two wall light points, main smoke alarm and six led ceiling downlighters.

Family/Dining Room

A spacious living area which is semi open plan with the fitted kitchen and there are two pairs of double-glazed French doors having louvre blinds onto the rear patio and presenting lovely views across the main formal garden. Handsome intricately carved marble fireplace around a deep hearth with cast iron multifuel stove. Ceramic tiled stone effect floor extending into the fireplace to form the hearth and continuing through into the kitchen and utility room. Two radiators, ten led ceiling downlighters and high-level sockets for a wall mounted TV.

Fitted Kitchen

An attractive and bright kitchen with a range of in-frame units appropriately styled for a farmhouse with cream Shaker style facings and ornate metal handles. There are soft-close base cupboards, drawers, island base units and a dresser, all framing the cooking area with glazed display cabinets, miniature drawers and an inset cooker hood. The stainless-steel Cookmaster range has two ovens with glazed doors, grill and warming compartment together with a black ceramic five ring hob with warming plate. Oak block work surfaces to the base units and island with Travertine tile splashbacks and an inset stainless steel one and a half bowls sink unit with chrome mixer tap to the corner. Double front window with a wide built in window seat beneath, set into the kitchen units on each side. Radiator, mains smoke alarm, eight led ceiling downlighters and storage recess to one

corner. Integrated appliances comprising refrigerator, freezer and dishwasher. There is a raised hard wood display plinth over the projecting fireplace recess from the living area.

Utility Room

A spacious and practical room with built-in units in cream comprising base cupboard and drawers with deep lower drawer, space with plumbing for washing machine, oak block work surfaces, matching wall cabinets and Travertine tiled splashbacks. Stainless steel single drainer sink unit with mixer tap, radiator, extractor fan, side window and oak stable door with centre windowpane to outside.

Space with plumbing for an American style fridge freezer and oak four panel double doors with long stainless-steel handles to a wide built-in boiler and utility cupboard within which the Worcester oil central heating boiler is positioned. There is also an expansion vessel and consumer unit with MCB's together with coat hooks and ample storage space within this cupboard.

Oak four panel door to the:

Cloakroom/WC

White suite comprising a low level dual flush WC and a light oak vanity unit with inset good size wash

hand basin with lever taps over a base cupboard. Radiator and rear window.

First Floor Gallery Landing

A wide and impressive landing, light and airy with tremendous views through the two high level windows on the front elevation towards the racecourse. The oak and stainless-steel balustrade extends from the staircase to form a long gallery and there is a radiator, coved ceiling and a point for a high level chandelier. Mains smoke alarm and four panel oak doors leading off to the bedrooms, bathroom and the staircase giving access to the upper floor.

Bedroom 1 (rear)

A double bedroom with two rear windows having venetian blinds and presenting fine views over the main rear garden. Three ceiling led downlighters, radiator and full width built-in wardrobes with pine and oak effect frames to four sliding mirror-doors and separated internally to form clothes hanging areas and shelving. The centre shelf unit has space above for a concealed TV and there is a lower drawer beneath.

Ensuite Shower Room

With ceramic tiled walls and floor around a white suite comprising low level dual flush WC, pedestal wash hand basin with lever taps and a wide glazed shower cubicle with thermostatic mixer unit and flexible handset on chrome rail. Electric chrome ladder style radiator/towel rail, further radiator,

extractor fan and four led ceiling downlighters. Tilting wall mirror above the wash basin. White six panel door from the bedroom.

Bedroom 2 (front)

Currently a first floor sitting room enjoying panoramic views via two front windows over the owned land towards the racecourse and golf club. This well-proportioned room could be a further double bedroom if required. Radiator and ceiling light point,

TV sockets for a wall mounted TV and white four panel single and double doors to a combined wardrobe and airing cupboard - to one side is the Albion Ultrasteel insulated hot water cylinder with twin immersion heaters and two expansion vessels over, while to the right side behind the double doors there is ample space for clothes hanging or storage.

Bedroom 3 (rear)

A bright and airy double room with a double rear window providing excellent views across the main garden and a further single window to the side elevation. Radiator, high level TV sockets for a wall mounted TV, ceiling light point and white six panel door to a good-sized L-shaped understairs store cupboard.

Bedroom 4 (front)

A bright and airy double bedroom with a double front window presenting excellent views across the

front of the property and a further window to the side elevation overlooking the fields. Radiator and high-level sockets for a wall mounted TV.

Bathroom

An extremely impressive and particularly spacious bathroom with a white suite and ceramic tiled floor together with ceramic tiling to the walls on all four sides including a vertical Travertine mosaic panel.

There is an elegant, shaped floor standing slipper style bath with a tall chrome pillar mixer tap having shower fittings, a low level dual flush WC and twin vanity wash hand basins over three drawer base units each with pillar mixer tap. The wash basins are set into a stepped, tiled alcove with two mirror fronted cabinets and ledge shelf above.

Wide glazed ceramic tiled cubicle with side entry and a thermostatic shower mixer unit with handset on rail. Four led ceiling downlighters operating on a sensor switch, radiator, extractor fan and chrome, electric heated ladder style radiator/towel rail.

Second Floor Potential Master Bedroom (presently Studio)

A spacious and versatile room with deep part sloping ceiling and two rear dormer windows which provide stunning panoramic views across the owned land to the rear, further fields beyond and

woodland in the distance. The chimney breast from below extends through this room and the staircase from the first-floor landing has a painted pillared balustrade extending from the stairs around the stairwell to form a gallery. There are two radiators, five led ceiling downlighters to the centre and a mains smoke alarm. This room is an art studio and gallery for the present owner but would readily form a further main bedroom and there is an oak door into an:

Ensuite Bathroom

A spacious bathroom part separated by a centre partition wall and having ceramic tile walls and floor with a Travertine mosaic border. The white slipper bath on chrome claw feet stands on one side of the partition on a raised tiled plinth with chrome shower mixer tap and adjacent is an electric heated chrome ladder-style radiator/towel rail. On the opposite side of the partition there are twin white pedestal wash hand basins each with lever tap and a low level dual flush WC. Radiator, extractor fan, ceiling led downlighters and mains smoke alarm.

Outside

The Grange is approached through an imposing entrance from Legsby Road with stone pillars and heavy wrought-iron double gates opening onto a long sweeping tree-lined driveway. On reaching the farm complex, further twin metal gates open onto a spacious forecourt with access to the farm outbuildings leading off to the side and rear. By the

house there is a tarmac paved parking area with hedges and timber 5-bar gates into the main formal garden.

Positioned to the left of the forecourt but screened and sheltered by high hedges on the north side, is a large, gravelled turning and parking area, presently around a fountain though the latter will be removed prior to completion. A lawned garden stretches across at the side with ornamental, trees, shrubs and bushes while the hedge steps down to allow views across the fields. A flagstone pathway leads to the main front entrance with two outside lanterns by the heavy oak front door set into a stone frame.

On the west side of the house, there is a walled, ornamental pond with an arched timber footbridge and handrails over, all bordered by lawn, gravel and shrubbery beds, together with silver birch trees. On the opposite side of the house, a sandstone-paved patio is an ideal area for plant pots, tubs etc. and enjoying late morning sun. This patio is by the side entrance into the house over which is a Rosemary tiled canopy porch on timber brackets with an outside lantern adjacent.

The main formal garden stands on the south side of the house enjoying a warm, sunny aspect and is principally laid to lawn with large patio areas. To one side is an attractive timber summerhouse with large timber deck and angled for the afternoon and evening sun. The lawn is interspersed with ornamental trees and shrubs and is sheltered by a tall conifer hedge to the east and a beech hedge to

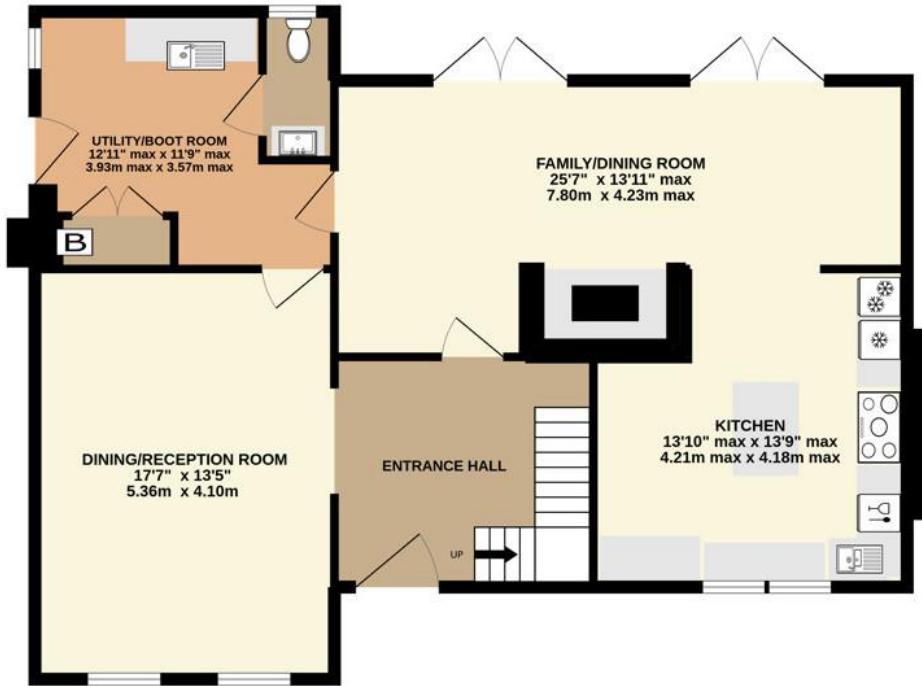
the west. To the rear, are openings and a walk-through roofed timber enclosure leading to a further lawn with shrubs, newly planted laurel hedges and rear post and rail fencing. Open to the land beyond, this area features a splendid timber pergola on a flagstone base and enjoying some beautiful panoramic views across the fields stretching from east to west with drifts of mature woodland in the distance.

General Information

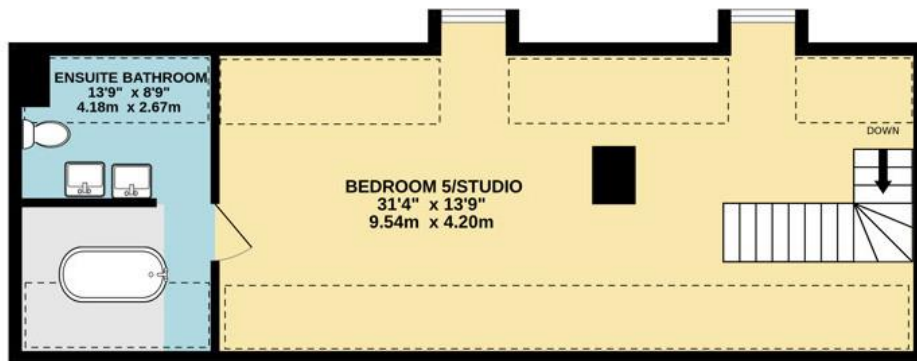
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated.

Plans are not to specific scale and approximate boundaries are indicated by the red lines on aerial images based on information supplied and are subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water and electricity whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



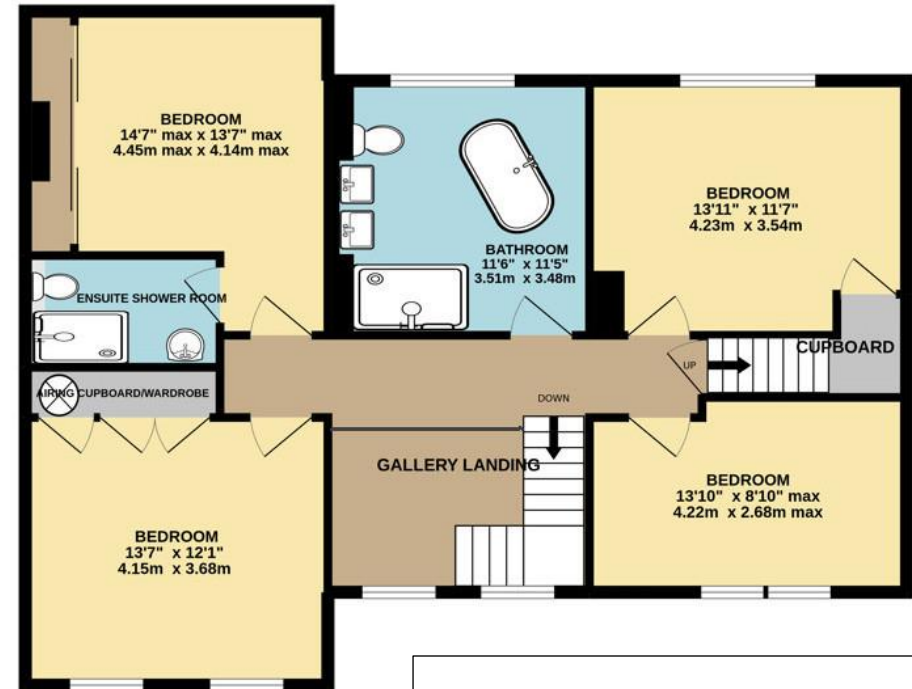
2ND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



The Grange - Floorplans and EPC Graph

NB A PDF of the full EPC can be emailed on request

1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Woodhill Cottage - Photo Schedule

01507 350500















Accommodation

Approximate room dimensions of Woodhill Cottage are shown on the floor plans which follow – please note that these are indicative of the room layout and not to specific scale.

Ground Floor

Main entrance to the side of the projecting front wing. A tiled canopy porch on timber brackets has a decorative shaped fascia and gable and an oak effect uPVC part glazed (double glazed) door with decorative leaded panes to the:

Entrance Hall

An attractive, light hallway with window to the front and side elevations and high gloss light coloured porcelain tiled floor which continues throughout the ground floor rooms. Double radiator and staircase with hard wood spindle balustrade and painted newel posts leading up to the first floor with a long sloping ceiling up to the landing above.

At the rear, beneath the staircase there is a white painted panelled door with wrought iron hinges and centre feature to an understairs store cupboard. Wall alcove and pine four panel doors leading off.

Dining Lounge

A lovely spacious room extending the full width of the cottage and particularly bright and airy

with light-coloured porcelain floor tiling throughout, two side windows and two pairs of double-glazed rear French doors. There is an alcove for electric fire to the chimney breast and there are two double radiators, centre timber clad beam to the ceiling, two ceiling light points and open views across the fields towards the woods in the distance.

Breakfast Kitchen

Fitted with a modern range of units in cream with metal handles and comprising base cupboards and drawers, roll edge high gloss work surfaces with Travertine tiled splashbacks, wall cupboards with downlighters and a stainless steel one and a half bowl single drainer sink unit with chrome mixer tap. Two deep full height units with storage cupboards and one housing the Worcester oil central heating boiler with integral digital programmer. Recess for dishwasher with plumbing and power point beneath the sink unit. Double radiator, porcelain tiled floor, three spotlights to ceiling fitting and front window in tiled reveal. There is room for a breakfast table by the radiator.

Utility Room

A small room with work surface over space with plumbing for washing machine and space for an additional appliance. Double wall cupboard with shelving at the side and porcelain tiled floor together with electric light.

Shower Room

L-shaped with a white suite comprising a combined vanity unit enclosing the cistern of the low level dual flush WC and having an inset shaped wash hand basin with square design mixer tap and high gloss double cupboard under. Corner curved porcelain tiled and glazed shower cubicle with thermostatic mixer unit and flexible handset together with drench head over. The shower room has porcelain tiled flooring and splashbacks extending to half wall height. Radiator, chrome ladder style radiator/towel rail, side window with tiled sill and extractor fan. Three spotlights to ceiling fitting.

First Floor

Landing

With balustrade extending from the staircase to form a gallery overlooking the reception area of the hall below. Shaped double steps lead up to the doors into the two main bedrooms at the rear. Smoke alarm and further doors on each side leading to the bathroom and third bedroom.

Bedroom 1 (rear)

A spacious double bedroom enjoying superb views across the rear garden and fields towards

the woods. A built-in range of wardrobes having sliding mirror doors and space within for clothes hanging together with shelf compartments. Double radiator, three spotlights to ceiling fitting and trap access to the roof void.

Bedroom 2 (rear)

Another spacious double bedroom also enjoying exceptional views as from bedroom 1. Double radiator, ceiling extractor vent and ceiling light point.

Bedroom 3 (front)

A smaller double bedroom or spacious single bedroom with part-sloping ceiling, front window, ceiling light point and double radiator.

Bathroom

A spacious bathroom with a white suite comprising low level dual flush WC, pedestal wash hand basin with square design taps and a panelled bath with painted side panel, two grips and square design mixer tap. Porcelain tiled floor, tiled splashbacks, electric heated towel rail and double radiator. Shaver light over the wash hand basin. Front window painted panelling with door to a built-in airing cupboard containing the foam lagged hot water cylinder with immersion heater on timer and linen shelving. Part sloping ceiling and trap access to roof void.

Outside

The cottage has lawned gardens positioned around each side and mainly across the rear, combining to enjoy the sun from morning until night. There are hedges around the side and rear with ornamental trees and a shrubbery side border forming a screen to the rearmost garden of The Grange.

At the front, the main entrance is approached over a large timber decked area with a circular mini-pond over a circular brick-walled base.

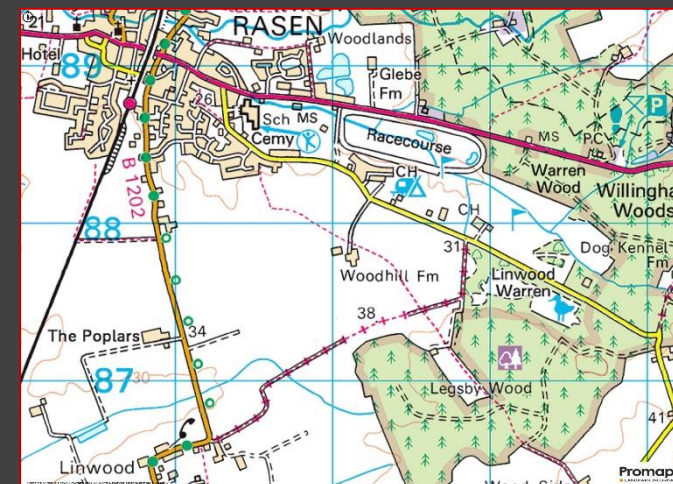
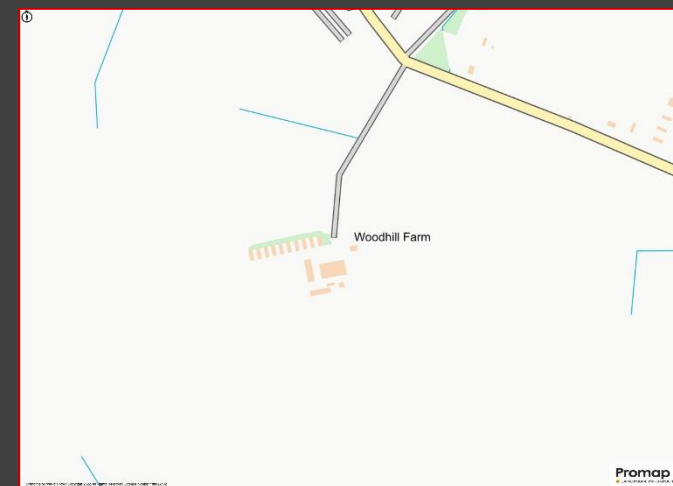
The cottage currently has vehicular access around the east side of the farm buildings and into a yard with a long outbuilding comprising an open fronted garage with stores which have sliding timber doors under a mono-pitched roof.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated.

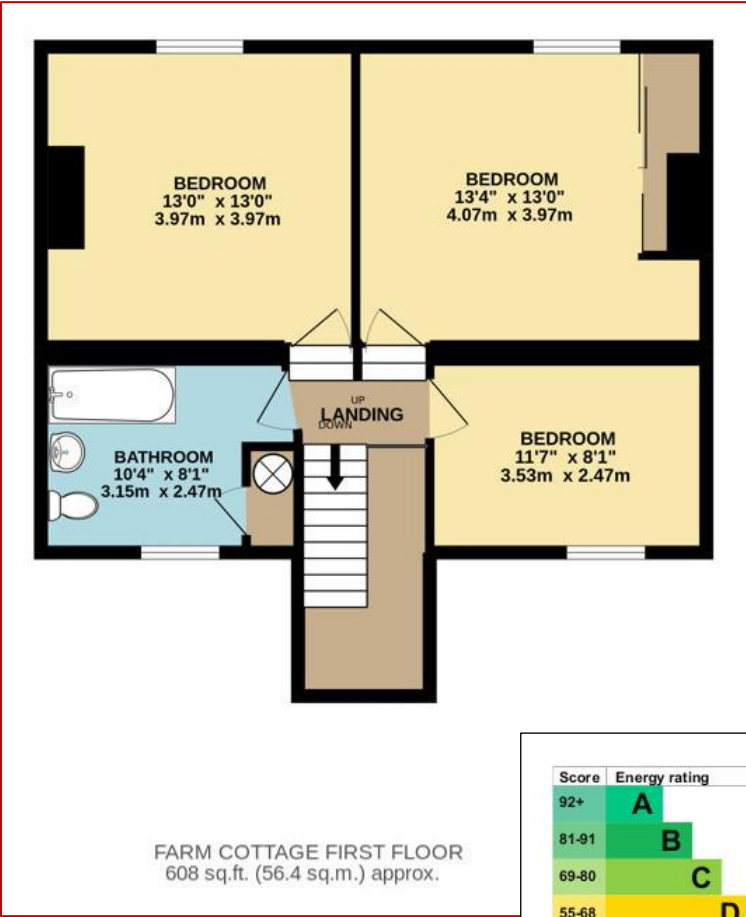
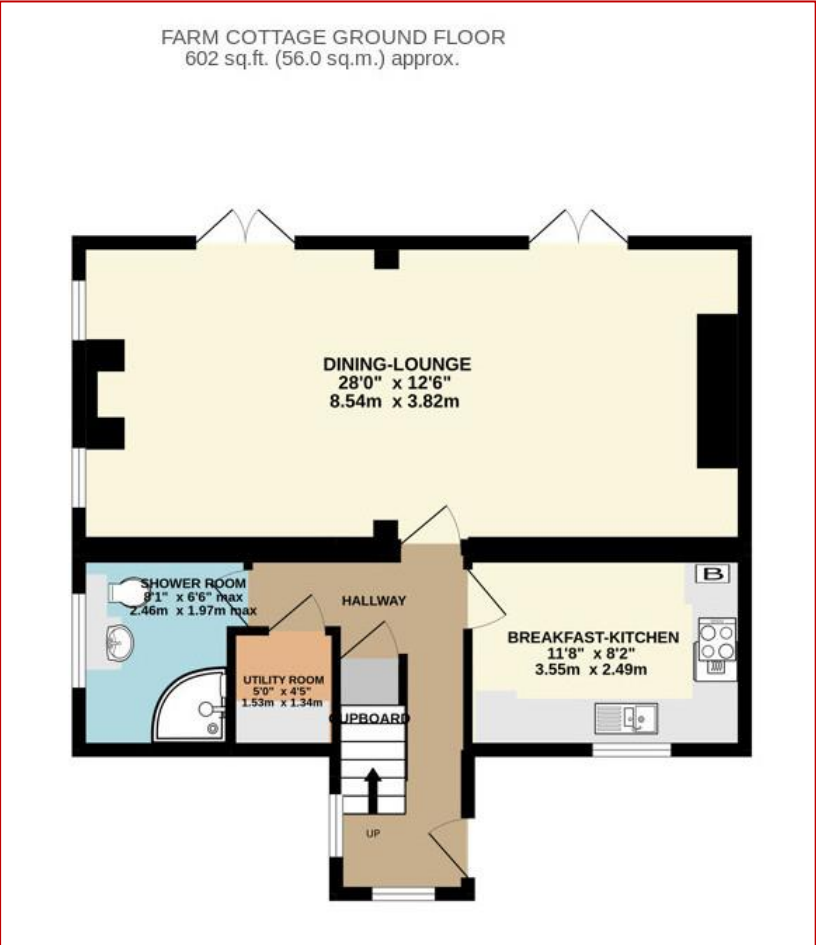
Plans are not to specific scale and approximate boundaries are indicated by the red lines on aerial images based on information supplied and are subject to verification by a solicitor at sale stage.

We are advised that the property is connected to mains water and electricity whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.



Woodhill Cottage Floorplans and EPC Graph

(NB – a PDF of the full EPC can be emailed on request)

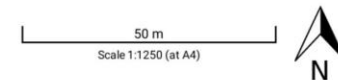


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

M A S O N S
EST. 1850



Produced on Sep 21, 2022.
© Crown copyright and database right 2022 (licence number 100059532)



Yard & Buildings

An extensive range of buildings are arranged around a part concrete, part tarmac yard, with the buildings totalling 3,195sqm (34,390sqft) or thereabouts. Details of each building are as follows:

Building 1 – 7-bay steel portal framed workshop/general store (13m x 29m) with box profile cladding and concrete floor. The building is accessed via steel roller shutter doors on the northern elevation and a large sliding door on the eastern elevation. The building is sub-divided by internal walls, creating a workshop/store area which includes the main oil storage tank and a rear enclosure with sliding door on the south elevation. The building measures 3.85m to eaves height.

Building 2 – 7-bay steel framed general-purpose building (11m x 29m) with lowered concrete floor accessed via ramps on its northern and southern elevations and box profile cladding. The building benefits from a steel roller

shutter door on its northern elevation and sheeted sliding door on its southern elevation. At its lowest point., the building measures 4.25m to eaves height, and 3.85m from the highest floor level. Within the building there is an internal office/store of concrete block construction with a pedestrian door access. The office/store measures approximately 3m x 12m.

Buildings 3-5 – Range of open-sided buildings constructed of predominantly steel frames with hardcore floors. In total, the range measures 20.5m x 18.45m split into three sections.

Building 6 – 8-bay steel portal framed general purpose building (38m x 12m) with concrete floor and steel roller shutter door on its eastern elevation together with pedestrian sliding door to the northern elevation. The building measures 5m to eaves height. The building benefits from sleeper walling with box profile outer cladding. Two adjoining general-

purpose stores (6.65m x 2.77m) concrete block construction with two single timber pedestrian doors.

Building 7 – 8-bay steel portal framed general purposes building (8.75m x 36m) with concrete floor, concrete block walls to 2.5m and box profile outer cladding. The building is accessed via two pairs of timber doors in addition to a single timber pedestrian door.

Buildings 8-17 – A range of 10 former calf rearing sheds, measuring 18m x 7.5m each. Each building is of steel portal frame construction, split into 3 bays, with concrete block walls to eaves height and concrete floors with drainage channels. The buildings have timber Yorkshire Boarding on their eastern and western elevations. Each of the buildings are accessed via a pair of timber doors on their southern





The private driveway



Buildings 1 and 2



Buildings 3,4 and 5 - the gated entrance on the right



Building 6



Building 7



Land

The land comprises 115.04 acres (46.56Ha) or thereabouts in total of arable land in four enclosures. Details of the parcel areas and back cropping are detailed in the table below. The land is being cropped and cultivated in preparation for cropping in accordance with the proposed 2023 cropping. The land wraps around the yard and is accessible both via the yard and from field gateways off Legsby Road.

The land is classified as grade 3 agricultural land, being good quality agricultural land capable of growing a range of cereal crops, with the soil being of the Holme Moor and Beccles 1 classification, which are fine loamy stoneless soils over clayey soils.

The perimeter boundaries of the land are predominantly defined by mature hedgerows.

A small pond is situated to the west of the yard.

Utilities

Mains electricity and water serves the buildings and yard.

Sporting & Mineral Rights

These are included in the sale where they are owned.

Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

There is a public footpath crossing the land in a northwest to southeast direction.

Nitrate Vulnerable Zone

The property is situated within a Nitrate Vulnerable Zone

Basic Payment Scheme Entitlements

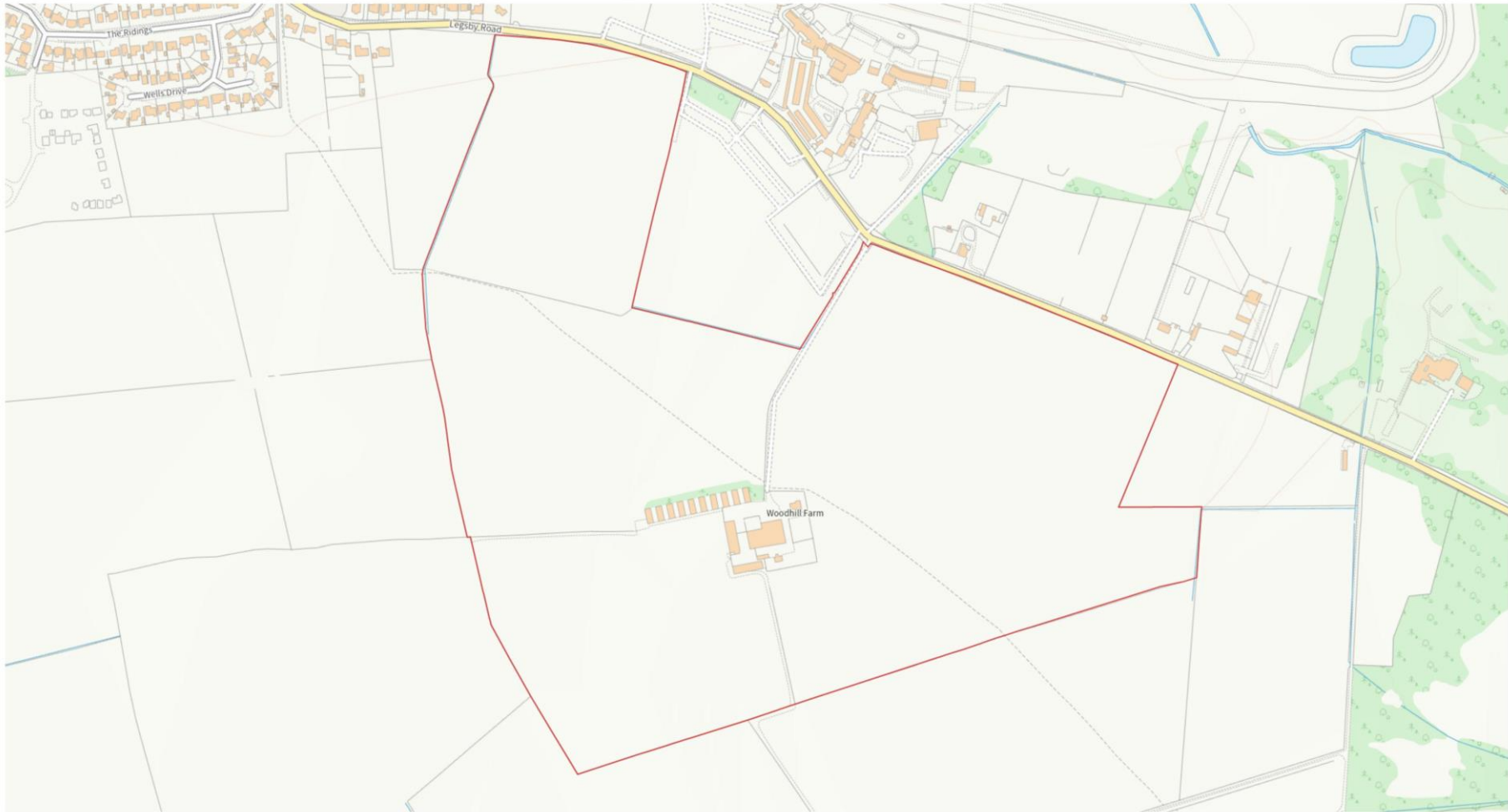
The Purchaser agrees to buy the Basic Payment Scheme entitlements for £100 plus VAT per entitlement on a total of 46.32 entitlements which is payable in addition to the purchase price.

The Purchaser(s) will be required to provide warranties that they will comply with the cross-compliance conditions from completion up until the 31st December 2022. The Vendor will retain the 2022 BPS payment.

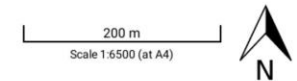
Schedule of Field Names, Farmed Areas & Back Cropping

Field Reference No.	Field Name	Area (Acres)	Area (Ha)	2023 (Proposed)	2022	2021	2020	2019	2018
TF1187 9295	Racecourse	26.24	10.62	Spring Barley	Spring Barley	Spring Beans	Spring Barley	Spring Barley	Fallow
TF1187 9768	Yard Field	20.98	8.49	Spring Barley	Spring Barley	Spring Barley	Spring Barley	Winter Wheat	Linseed
TF1287 3875	Triangle	21.42	8.67	Spring Barley	Spring Barley	Spring Barley	Linseed/ Fallow	Fallow	Fallow
TF1287 3701	Front Field	27.77	11.24	Spring Barley	Spring Barley	Winter Wheat	Fallow	Winter Wheat	Fallow
TF1188 8726	Town Field	18.63	7.54	Spring Barley	Spring Barley	Winter Beans/ Spring Barley	Spring Barley	Spring Barley	Spring Barley
		115.04	46.56						





Produced on Sep 30, 2022.
© Crown copyright and database right 2022 (licence number 100059532)



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.