A versatile opportunity to purchase a small rural farm in open countryside comprising a compact detached bungalow with potential for extension and a range of agricultural outbuildings in need of repair/improvement but with scope for permitted residential development, all subject to planning and building regulation consent and set in 1.26 acres of land with 5.68 acres of land opposite (subject to survey). Up to 118.54 acres (subject to survey) of adjoining and nearby land (subject to an existing farm business tenancy) is also available for purchase by separate negotiation. The property has scope for a number of alternative uses subject to planning consent.

Situation and Directions

From Louth take the Legbourne Road and proceed to the roundabout on the edge of town, turn left along the B1200 road and follow this for several miles, keeping straight ahead at the crossroads traffic lights in Manby Middlegate. Continue to the village of Saltfleetby, proceed along the long, straight road and at the first crossroads turn right onto Three Bridges Lane. Take the next right turn at the crossroads (before the T junction) along Willow Row Bank and the property is at the end of the ‘no through lane’ on the right hand side.

Saltfleetby is a rural village approximately 8 miles to the east of Louth and 10 miles to the north of Mablethorpe with the Lincolnshire coast approximately 3 miles away. The village extends for several miles along the B1200 road and has a primary school, shop, The Prussian Queen public house and fishing lakes with camp site. Along the coast there are nature reserves at Rimac and extending south to Theddlethorpe and north to Cleethorpes. There is a large, recently built village hall and playing field adjacent which is enjoyed regularly.

The Property

The bungalow is thought to have been constructed during the early 1980s and has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles. The property has an LPG central heating system and uPVC double glazed windows. Positioned within spacious grounds there is great potential to extend the existing property, possibly in conjunction with a re-development scheme for the adjoining agricultural outbuildings, all subject to obtaining Planning and Building Regulation Consent from the Local Authority. The property is offered for sale with the immediately surrounding grounds as shown on the property plan 1, together with a ribbon of land on the opposite side of the lane but with the opportunity to acquire land to the rear and nearby as shown on the larger location plan 2, by separate negotiation.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Porch
Quarry tiled floor, part-glazed front (double-glazed) door and inner part-glazed (single-glazed) door to the;

Kitchen
Fitted with base cupboard units having a woodgrain finish and roll-edge, granite-effect work surface, single drainer stainless steel sink unit and Vaillant LPG condensing combination boiler. Built-in airing cupboard containing foam-lagged hot water cylinder with immersion heater. Radiator, ceramic tiled walls, three spot lights to ceiling fitting and oak-effect laminated floor covering. Rear window providing far-reaching open views. Glazed door to the;

Hallway
With laminated floor covering extending through from the kitchen, smoke alarm, central heating thermostat and access to the roof void.

Lounge
With cast iron LPG stove set into a recessed ceramic tiled fireplace and hearth with timber moulded frame. Radiator and front window providing open view.

Bedroom 1 (Front)
With radiator and open view as from the lounge.

Bedroom 2 (Rear)
With oak-effect laminated floor covering and radiator. Window to the rear elevation overlooking the fields.
Bathroom
White suite comprising panelled bath with two grips, pedestal wash hand basin and low level WC. Ceramic tiling to walls and floor, chrome finish, ladder-style radiator/towel rail, further radiator and rear window.

Outside
The grounds surrounding the property are mainly laid to grass and lawn with a driveway opening to spacious parking and concrete paved hardstanding areas between the bungalow and the outbuildings. There is a hedge to one side, an external electricity meter cabinet, outside tap to the rear and external lighting to the side and front of the bungalow.

The outbuildings nearby comprise a single storey range of brick and clay pan-tiled workshop and stores as shown on the floor plans, together with a small garage with up and over door and mineral felt roof covering.

Agricultural Outbuildings
There is a range of traditional and modern farm buildings. The farm buildings comprise of the following;

**General purpose building (7m x 18m approx.)**
Steel portal frame building with concrete floor, part block and cladding walls and corrugated roof.

**Traditional Cartshed (10.60m x 4.8m approx.)**
Traditional brick and pantile building with dirt floor.

**Traditional Barn (18.6m x 4.3m approx.)**
Traditional farm building with brick walls and pantile roof which is split internally as follows:
- **6.4m x 4.3m approx.** with part concrete floor, pantile roof and wooden mezzanine floor above
- **8.2m x 4.3m approx.** with brick walls with opening to general purpose building and lean to, concrete floor and pantile roof
- **4m x 4.3m approx.** with concrete floor, brick walls and pantile roof

**Open front lean to (11.6m x 5.7m approx.)**
Traditional lean to with part pantile and part corrugated iron roof, brick pillars and dirt floor.

The steel portal frame building is in serviceable condition, however the traditional buildings are in a poor state of repair. The land on the opposite side of the road to the residential property and buildings extends to approximately 5.68 acres, subject to survey, of permanent pasture land. The land is accessed via a culvert which is located more or less opposite to the yard entrance. Part of the land runs alongside the River Long Eau. Although the land is not currently fenced, it would...
Floor Plan Bungalow

ENTRANCE PORCH

KITCHEN
11'11" x 8'
3.6m x 2.4m

BATHROOM
8'3" x 6'5"
2.6m x 2.0m

BEDROOM
11'11" x 7'11"
3.6m x 2.4m

LOBBY

LOUNGE/DINER
11'6" x 9'11"
3.5m x 3.0m

BEDROOM
11'5" x 9'11"
3.5m x 3.0m

TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015

Floor Plan - Outbuildings

IMPLEMENT STORE
13'6" x 9'5"
4.1m x 2.9m

STORE
13'10" x 9'5"
4.1m x 2.9m

WORKSHOP
14'7" x 9'5"
4.4m x 2.9m

SMALL GARAGE
13' x 9'5"
4.0m x 2.9m

TOTAL APPROX. FLOOR AREA 534 SQ.FT. (50.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015
be suitable for a variety of uses, including pony paddocks, hay meadow or as a haven for wildlife.

**Tenure**
The property is freehold with vacant possession with the exception of the 5.68 acres of land which is currently subject to an existing Farm Business Tenancy Agreement which terminates on 30th September 2017 (subject to the service of the prerequisite statutory notice). Early entry to this land on completion of contracts may be available.

**Viewing**
Strictly by prior appointment through the selling agent. Given the potential hazards, care should be taken during viewing, particularly around the outbuildings, which are in poor condition – applicants enter at their own risk.

**Outgoings and charges**
Drainage rates are payable to Lindsey Marsh Drainage Board.

**Date of information**
Particulars prepared and photographs taken July 2015.

**Basic Payment Scheme**
Approximately 4.92 acres (1.99ha) of permanent pasture land is registered for the Basic Payment Scheme and has formed part of the Tenants 2015 claim. The appropriate number of entitlements will revert to the purchaser on the termination of the tenancy subject to the minimum acreage ruling.

**Boundaries**
The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries.

**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 the accuracy of individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/maps are not to a specific scale, are based on information supplied and subject to verification on sale. It is understood that the property has mains water and electricity, calor gas central heating and septic tank drainage although no utility searches have been carried out at this stage. The property is in Council Tax band C.

EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request.
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 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.