



**North
Lincolnshire
Council**



North Lincolnshire Council
Business Development
Tel: 01724 297330

INVEST IN NORTH LINCOLNSHIRE

FREEHOLD FOR SALE

**BEST AND FINAL OFFERS INVITED BY 12 NOON
FRIDAY 15th SEPTEMBER 2023**

The Grove
Scawby, North Lincolnshire

The Grove

38 West Street, Scawby,
North Lincolnshire, DN20 9AN

- ◆ Substantial Grade II listed rural residence
- ◆ Total net internal area approx. 13,000 sq ft.
- ◆ Set within approx. 4.75 acres
- ◆ Commercial development opportunity such as hotel, office HQ, conference or wedding venue

All uses subject to obtaining necessary planning consents.

Viewings by Appointment

Contact:(01724) 297330

For Sale
Offers Invited





Location

Scawby is a desirable North Lincolnshire village which lies close to the historic market town of Brigg.

The Grove is located off West Street within the conservation area . It lies within walking distance of all the local amenities including the adjacent Academy Primary School, a public house and local shops.

Excellent leisure facilities exist in the locality including the Double Tree by Hilton Forest Pines Spa and Golf resort — one of the best championship golf courses in the country.

The M180 and A15 are within 2 miles providing swift and easy access to Doncaster, Lincoln and the Humber Enterprise Zones. Humberside International airport is 10 miles away, offering connecting flights to Schiphol Airport in Amsterdam for worldwide travel.

Rail facilities are available at Scunthorpe and the village of Barnetby.

Historical Note

The Grove was built of local limestone by Joseph Cliff, the iron and steel manufacturer, in 1890.

The property was purchased by the Local Authority in 1959 for use as a children's home and associated offices. The property's most recent use was for a small family run school for special educational needs.

The Property

A unique property in 'Jacobethan' style. The Grove retains many original internal features, some of which have been concealed to accommodate the existing use.

The construction is rock faced limestone ashlar with smooth ashlar dressings. Westmorland slate and a copper and lead roof to the lighting dome complete the property.

Internally the main accommodation amounts to approximately **13,000 sq ft (1208m2)** over two floors with some further second floor storage /loft space and external workshops and stores.

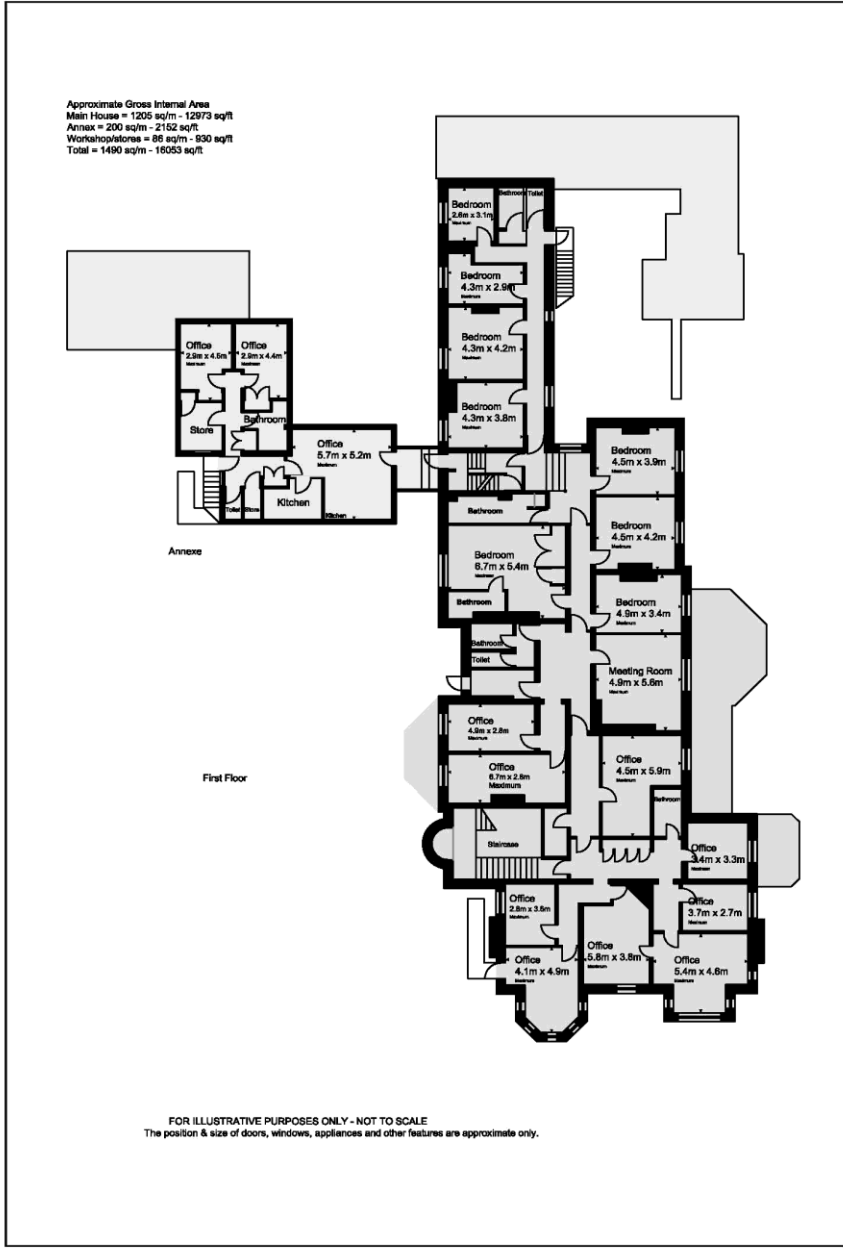
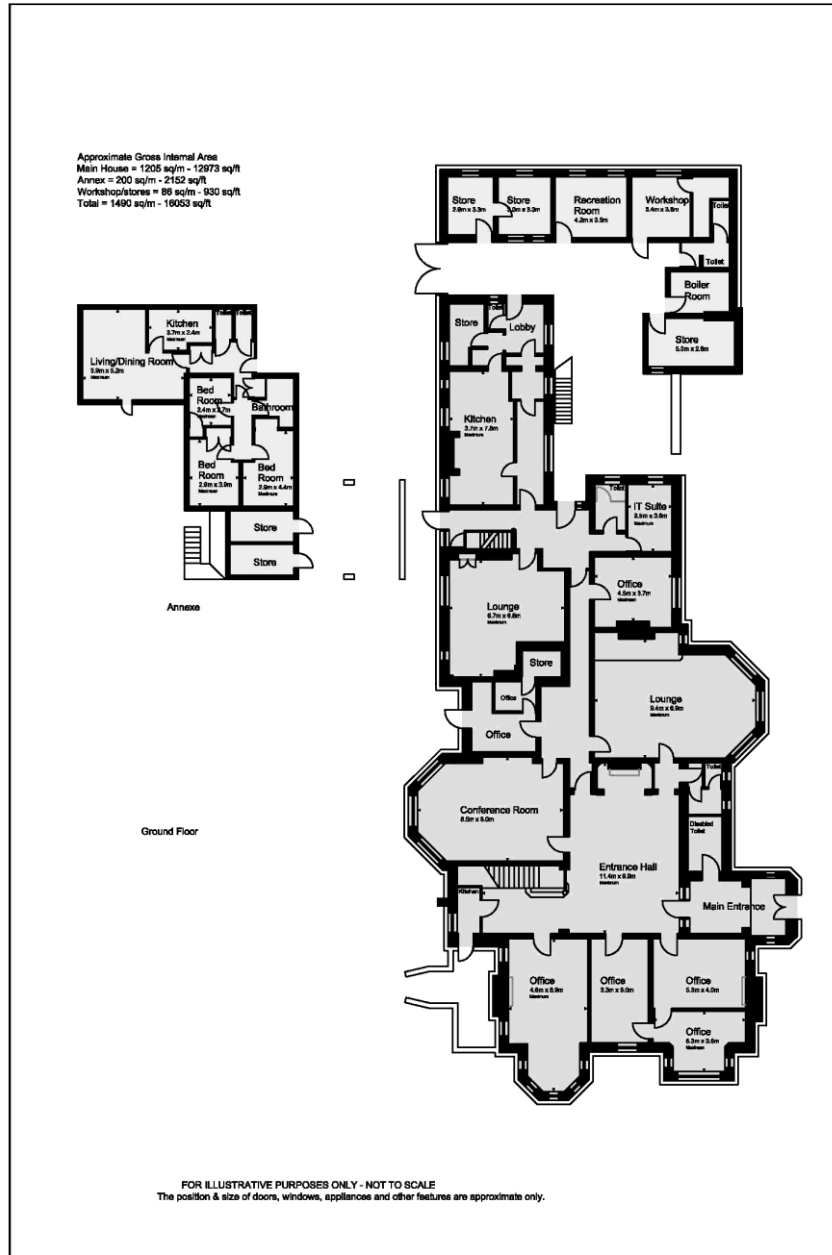
In addition there is an annex containing a self-contained apartment.

The Gardens and Grounds

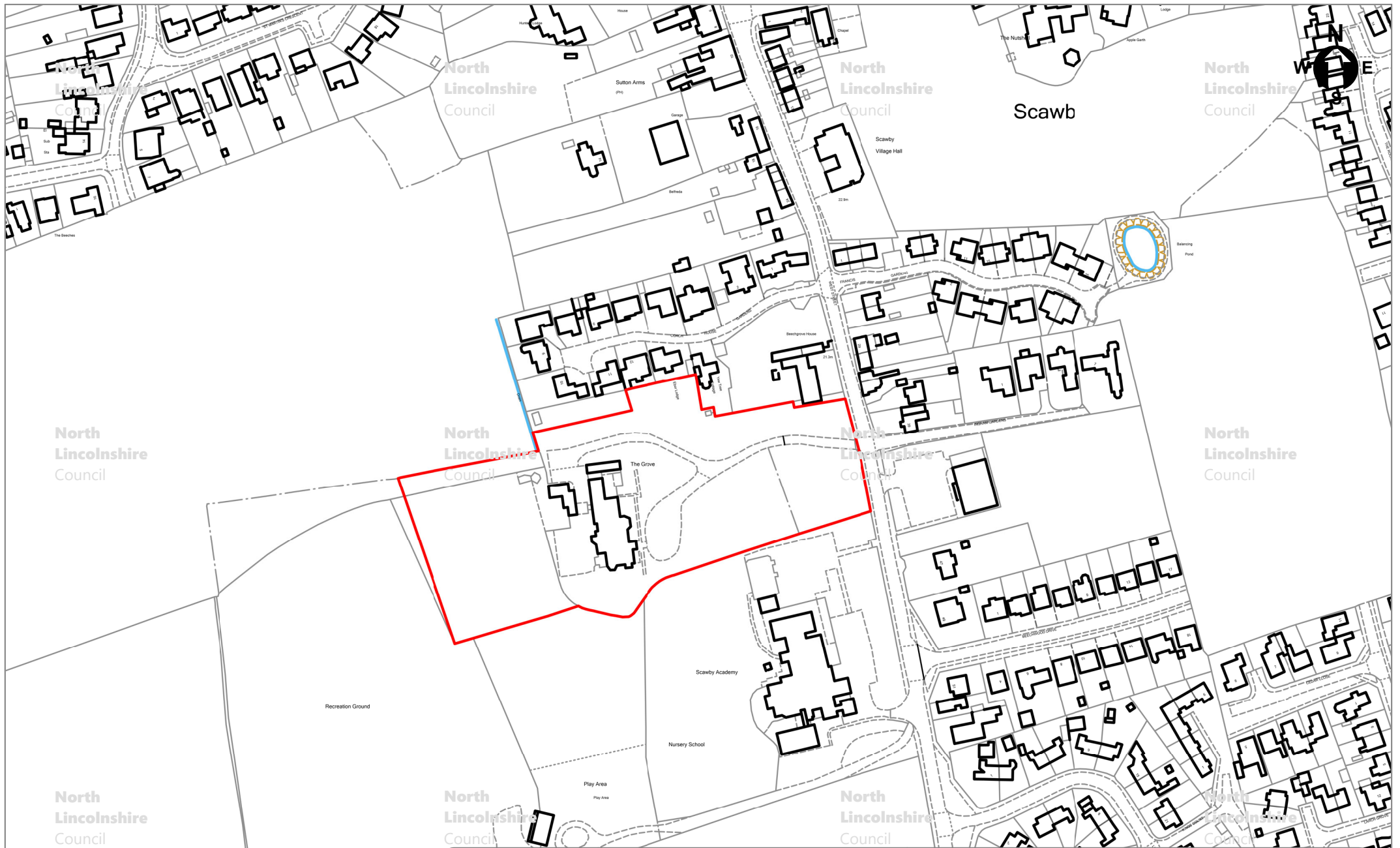
The Grove is approached by a winding driveway leading up to a large turning circle in front of the house.

The grounds are mainly laid to grass with some planted and wooded areas interspersed. In total the grounds extend to approx. 4.75ac (1.92Ha)





Plans provided for illustrative purposes only (Not to scale) - Position of door openings, windows, appliances and other features approximate only



| | | |
|---------------------------------------|-------------------------|--------------|
| Title: The Grove, West Street, Scawby | | |
| Drawing Number: SCA-4-0014 | Version: | |
| Date: 04/08/2022 | Scale @A4: Not to Scale | Drawn By: SP |

North Lincolnshire Council
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Planning

The property is a Grade II listed building situated within the conservation area of Scawby.

You are recommended to contact the council's Development Control Section on 01724 297000 to discuss any proposals in detail.

Services

All mains services are present and connected to the main property and the adjoining apartment.

Fixtures and Fittings

All fixtures and fittings present are excluded from the sale unless specifically referred to in these particulars.

Covenants, Easements, Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not. A full title report is available on request. No significant entries are on the deeds, although purchasers must make their own enquiries.

NNDR and Council Tax

The current rateable value of the main building is £39,000. The adjoining apartment is Council Tax band A. Interested parties are advised to contact NLC NNDR and Council Tax Section to verify this liability on 0300 3030164.

VAT

The Seller has elected not to charge Value Added Tax.

Viewings

All viewings must be made strictly by appointment with the seller. Call (01724) 297330

PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars..**
- **Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment.**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters.**

The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged. The council will not be liable for fees attributable to any abortive sale.

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