



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**The Barn Newbridge Lane
Covenham St. Mary
Louth
LN11 0PQ**

**Auction Guide Price
£165,000**

FOR SALE BY AUCTION - Stating Bids £250,000 plus reservation fee. This fantastic development opportunity lies in the highly sought after village of Covenham St Mary, on the edge of the Lincolnshire Wolds. Available to purchase with secure online bidding via auction, the site includes three adjoining barns residing within mature grounds which have outline planning permission / change of use granted to be converted into two self contained residential dwellings; One two storey barn conversion forming a three bedroom dwelling and One single storey barn conversion forming a two bedroom dwelling. We understand there is also scope for the whole site to be adapted into one larger dwelling with self contained annexe. The proposed development forms part of an existing farm yard and comprises of former agricultural buildings built around an open courtyard. The site has full access from Newbridge Road via an existing driveway, providing easy access for vehicles. We understand services are accessible to the site and the owner will retain rights of access to maintain the boundary walls.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

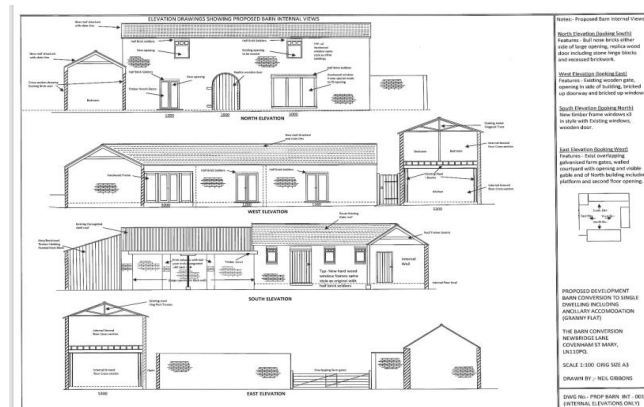
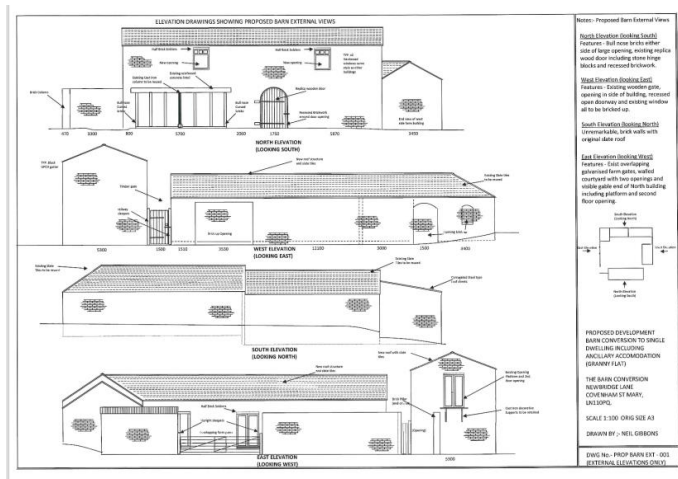
info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

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Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be accessible to the site,, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

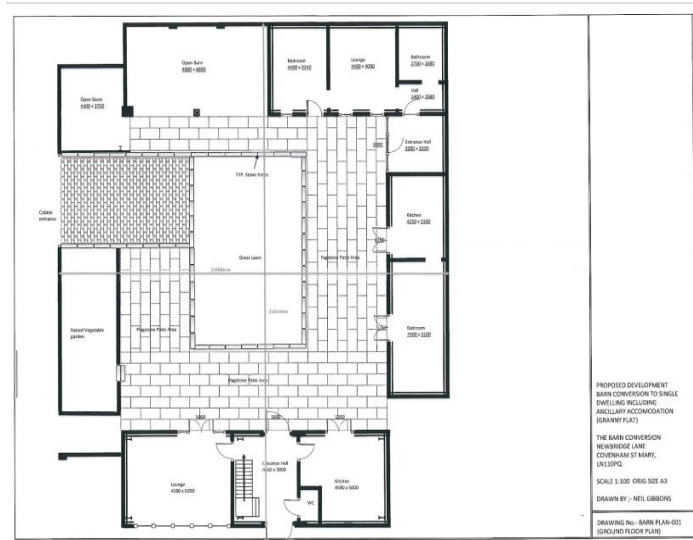
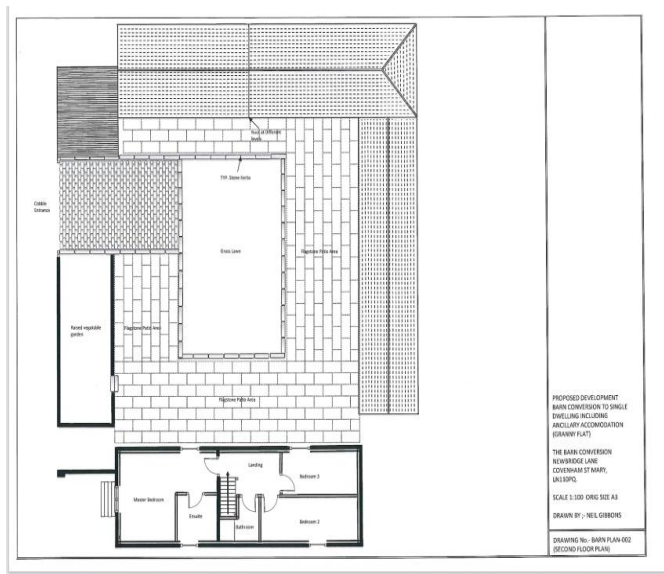
Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band G: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



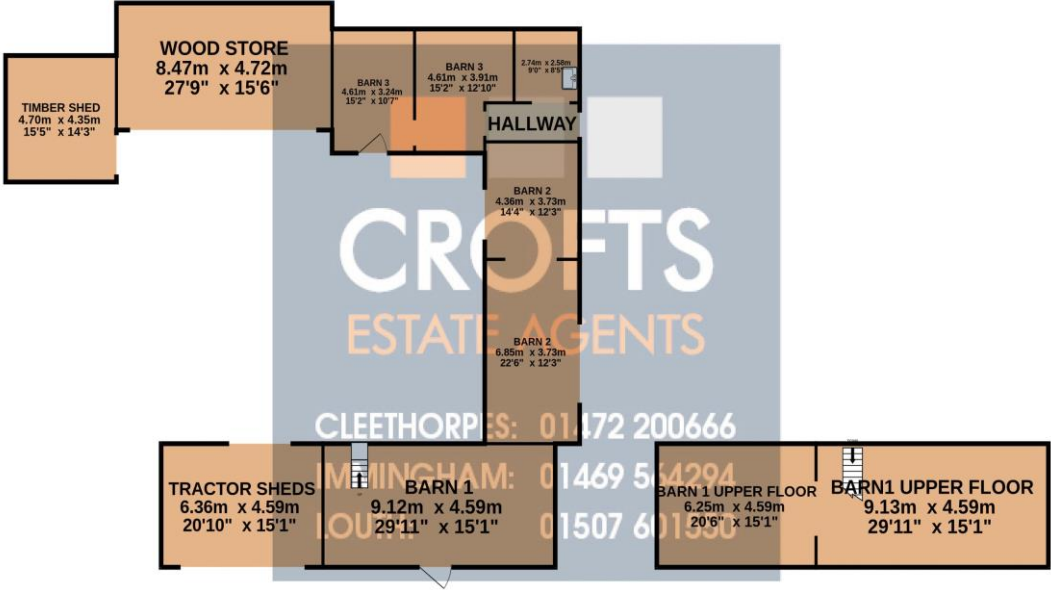




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
287.1 sq.m. (3090 sq.ft.) approx.



TOTAL FLOOR AREA: 287.1 sq.m. (3090 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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