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92 Main Road, Toynton All Saints, PE23 5AQ

Guide Price £140,000

When it comes to
property it must be


lovelle



Guide price £140,000

Key Features

- For Sale by Modern Auction - NO CHAIN!
- Pleasant Village Position
- Just under ½ an Acre
- Potential Building Plot
- Open Field Views
- Tenure: Freehold
- EPC: E



Map Developers

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Area calculator - Find the area of a shape you draw on a google map

Address: 92 main road toynton all s Area: AAAAAA Border: 000000 Only Show Border

Zoom to Address Draw New Area Edit Active Area Remove Active Area Enlarge Map

Area 1833 meters², 19731 feet² 0.45 acres 0.001 miles² 0.002 km²
Perimeter 121 meters, 397 feet 0.075 miles 0.121 km

Map Satellite

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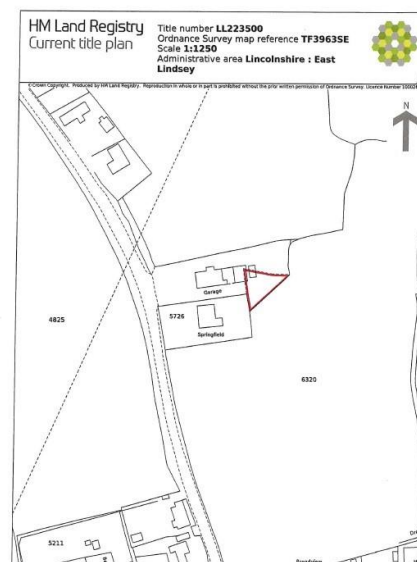
For sale by modern online auction. Guide Price £140,000 Auction terms and conditions apply.

Large plot of land for sale currently the site of a 1950's building, a former vehicle workshop of brick and blockwork with uninsulated asbestos roof and a later concrete block built rear extension (3276 sq ft/304 sq m). The original front section of the building has steel roof trusses with asbestos roof and 1950's steel frame windows and the later rear extension had timber roof trusses and a wc and kitchen, however, the building has suffered heavy fire damage to the rear and is not to be entered as is unsafe. Mains water and electricity connected. Drainage is to a private system. The whole site measures just under half an acre and is bordered to the north by close boarded 6' fencing, to the south and east hedging and gates to the front (west). The plot is mainly laid to gravel/hardcore/road planings. Pleasant position towards the edge of pretty, edge of the Wolds village with open farmland to the rear of the plot. A public footpath runs along the northern boundary and there are several further walks/public footpaths in the surrounding area to enjoys the wonderful Lincolnshire countryside and nature. Currently classified for Business Use Class E. The building occupies what can be considered a non-traditional light industrial location given the residential nature of the village and due to having residential properties to either site and opposite there is clear potential for redevelopment of the site to housing (subject to the necessary planning permission). Freehold held under two separate titles: LL221013 and LL223500.



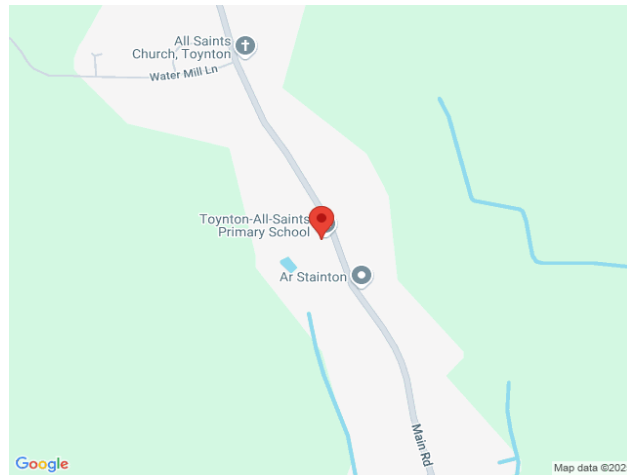
This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 21 May 2024 at 15:07:26. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.



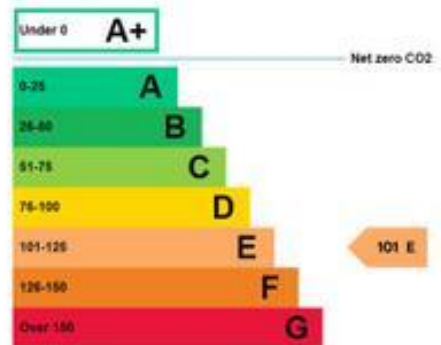
This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 21 May 2024 at 15:07:23. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.