



Houses, Workshop and Buildings at Midville

STICKNEY | LINCOLNSHIRE

- Pair of semi-detached cottages.
- Suitable for a variety of uses subject to planning.
- Remote location within easy reach of A16.
- Standing in 1.17 hectares (2.90 acres) or thereabouts.

Guide Price: Offers in the region of £595,000

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DESCRIPTION

The property comprises of a pair of semi-detached houses and a former farmyard, recently used for manufacturing purposes, comprising of two agricultural warehouses of steel portal frame construction dating from approximately 1960, and a traditional brick and tile farmyard of open storage and stables. The land area is approximately 2.9 acres.

1 Duchy Farm Cottage has a gross internal area of 97m² (1044ft²) and accommodation includes lounge, kitchen, 2 bedrooms and bathroom. 2 Duchy Farm Cottage had a gross internal area of 94m² (1011ft²) and accommodation includes lounge, kitchen, 3 bedrooms and bathroom.

In the yard there are 2 warehouses extending to 211m² (2280ft²) and 311m² (3351ft²) along with a timber building comprising a store/office.

LOCATION

The property is located west of Midville, approximately 3 miles north-east of Stickney and approximately 7 miles south of Spilsby.

what3words ///gates.airbrush.uses

DIRECTIONS

From Stickney proceed east on Horbling lane and continue onto Midville Road. After approximately 0.9 miles turn left onto Black Drove then at the crossroad turn left, heading west onto Scarborough Bank, the property is down the first lane on the right. The postcode is PE22 8DS.

SERVICES

Mains water and electricity are connected to the property. Drainage is to a private sewage system. Space heating to the dwellings is oil fired.

PLANNING

Prospective buyers are responsible for obtaining any necessary planning permissions, which may be required in connection with their proposed use of the property. The local authority responsible for planning in this area is East Lindsey District Council | 01507 601111.

OUTGOINGS

The property is assessed for business rates at a Rateable Value of £15,500. The cottages both have an assessment of Band A for Council Tax.

VALUE ADDED TAX

VAT will not be charged on the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is available subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements, and all wayleaves, whether referred to or not in these Particulars.

VIEWING

Viewing is strictly by appointment via the agent.

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ANTI MONEY LAUNDERING LEGISLATION

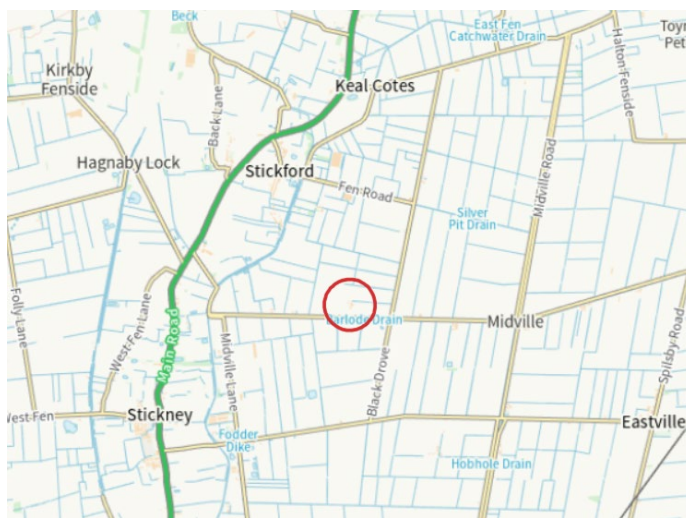
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

PLANS, AREAS AND SCHEDULES

The plans and areas are published for illustrative purposes only and although believed to be correct, their accuracy cannot be guaranteed.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and either the Seller not the Seller's Agent will be responsible for defining the boundaries nor their ownership.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. 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. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in February 2023 and photographs taken in February 2023.

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