



Carlton Mill  
Carlton le Moorland, Lincoln

**BROWN & CO** JH Walter







## Carlton Mill, Sands Lane, Carlton le Moorland, Lincoln, LN5 9HJ

A unique opportunity to acquire a cottage with adjoining office and workshop along with a further detached L-Shaped outbuilding split into several store rooms and a workshop with enclosed courtyard.

The plot is approximately half an acre and includes a generous garden to the rear of the cottage and to the front is a large driveway providing plenty of off street parking.

This represents an ideal development opportunity for residential or commercial use subject to gaining the relevant planning consents. There is also potential to acquire further land by separate negotiation.



### COTTAGE

#### Accommodation

#### Ground Floor

##### Entrance Hall

Front entrance door, double glazed window to front, access to coal store.

#### WC

Window to side, WC.

#### Sitting Room

Double glazed window to rear, fireplace

#### Kitchen

Double glazed window to front, stainless steel sink, storage units.

#### Utility

Entrance door to front, double glazed window to front, sink, base units, space for washing machine.

#### Lounge

Double glazed window to rear, fireplace.

#### Bathroom

Double glazed window to front, bath with shower over,

#### First Floor

##### Landing

#### Bedroom One

Double glazed windows to front and side, radiator.

#### Dressing Room

Door leading to:

#### Bedroom Two

Double glazed window to front, built in cupboard.

#### OUTSIDE

Garage (3.82m x 5.68m)

Double doors to the front, personnel door leading to the rear.

Workshop / Store (10.11m x 6.24m)

Double doors and personnel door to front, door leading to:

Office (2.77m x 3.05m)

### DETACHED OUTBUILDING

Workshop 2 (10.04m x 4.72m)

Store One (5.34m x 4.76m)

Store Two (4.52m x 4.61m)

Store Three (5.50m x 3.67m)

Store Four (6.41m x 5.53m)

Store Five (5.50m x 5.55m)

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band B

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.







### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### AGENTS NOTE

Land coloured blue on the plan is available by separate negotiation

### VIEWING PROCEDURE

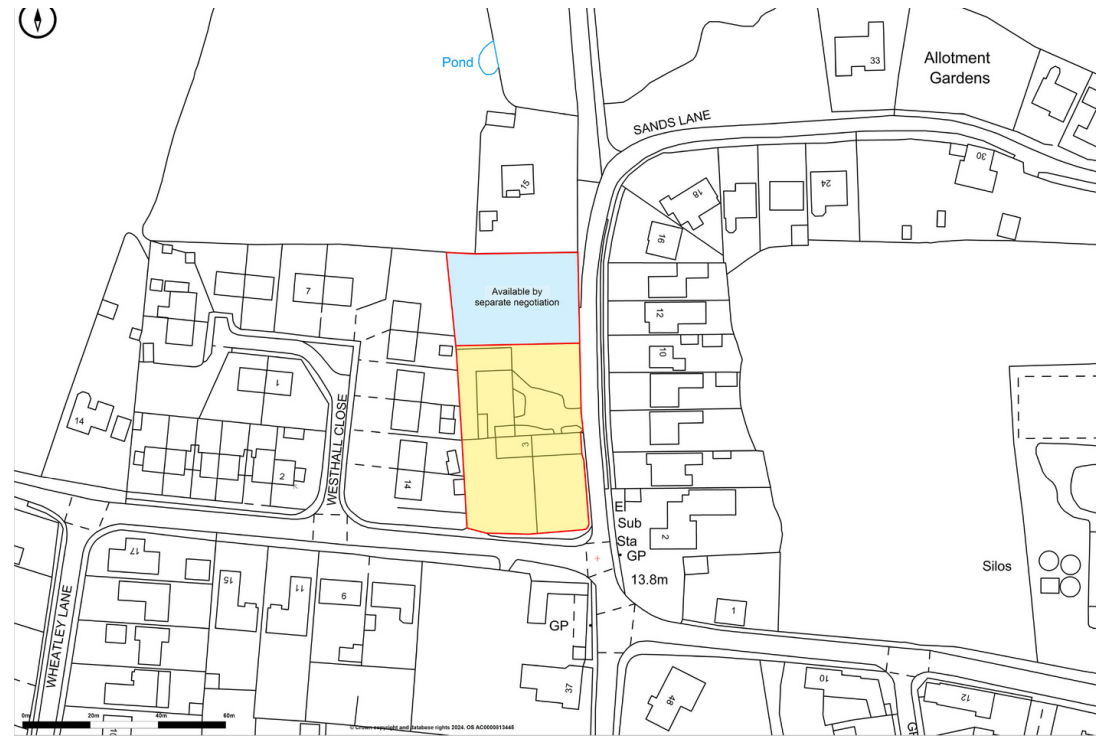
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### AGENT

James Drabble

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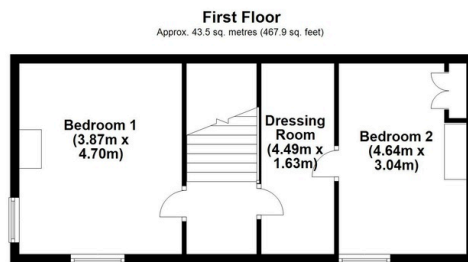
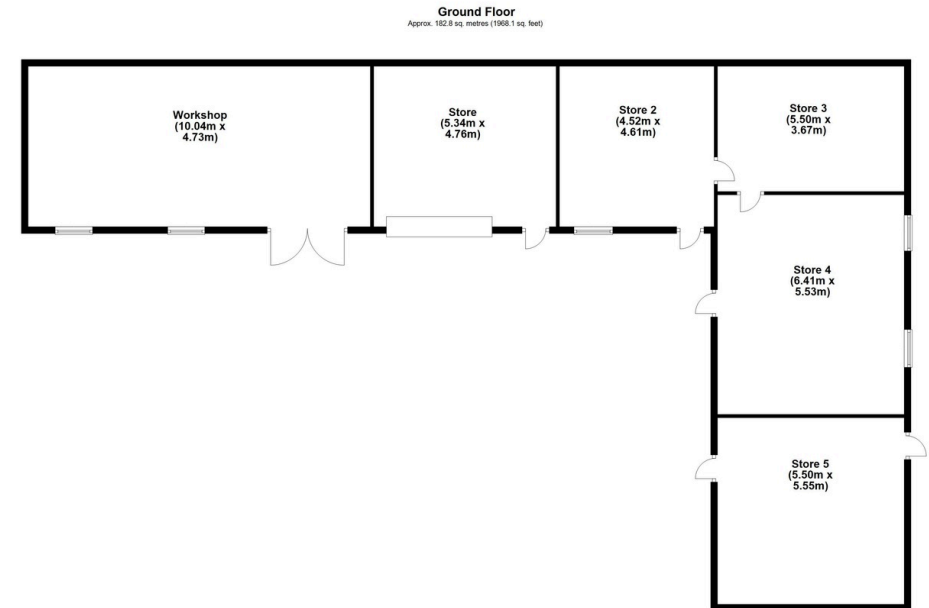
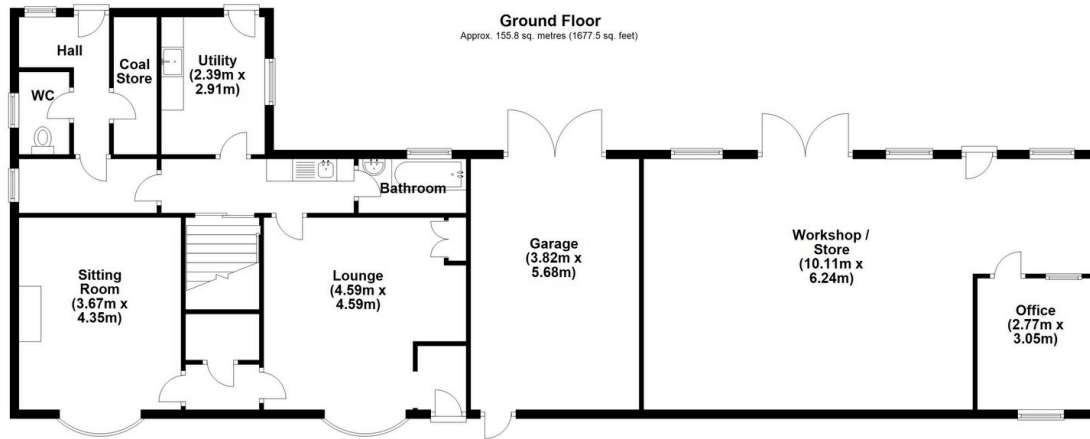


**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4







Total area: approx. 199.3 sq. metres (2145.5 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
 Plan produced using PlanUp.

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