



Carlton Mill
Carlton le Moorland, Lincoln

BROWN & CO



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

A rare opportunity to acquire a charming cottage accompanied by an adjoining office and workshop, plus a further detached L-shaped outbuilding divided into multiple storerooms and an additional workshop, all arranged around an enclosed courtyard.

Set within a plot of approximately 0.74 of an acre, the property benefits from a generous front garden and, to the rear, a substantial driveway offering ample off-street parking.

This versatile site presents an excellent development opportunity for either residential or commercial use, subject to obtaining the necessary planning consents.



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

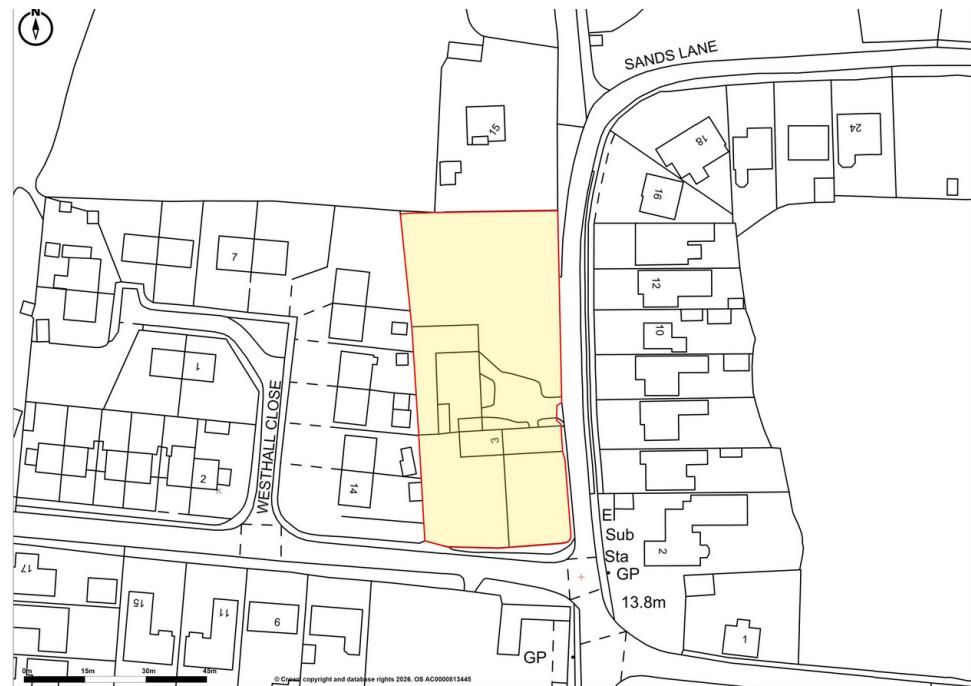
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender,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

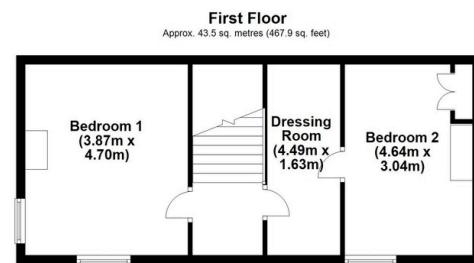
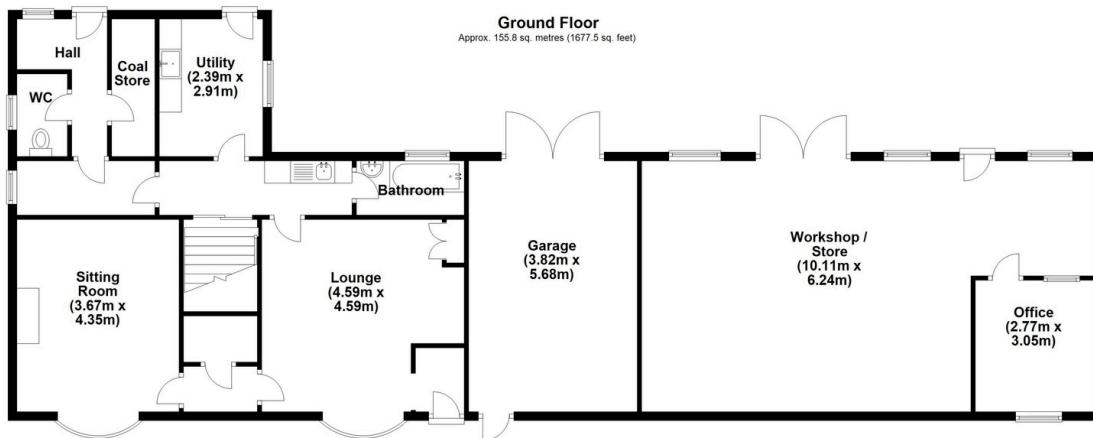
VIEWING PROCEDURE

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

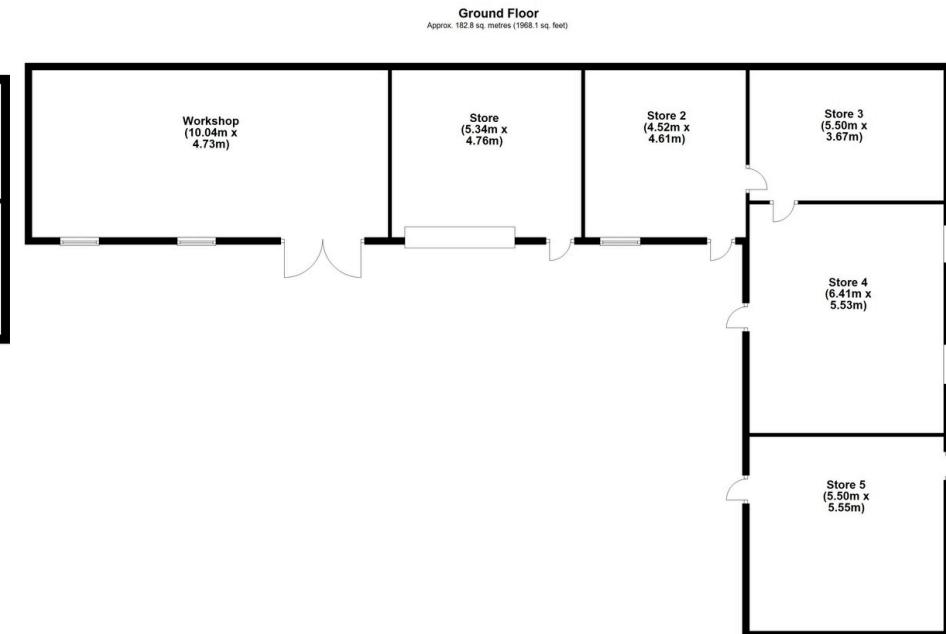
James Drabble
01522 504304
lincolnresidential@brown-co.com





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.



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 other 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 or 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 Basic 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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated