



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

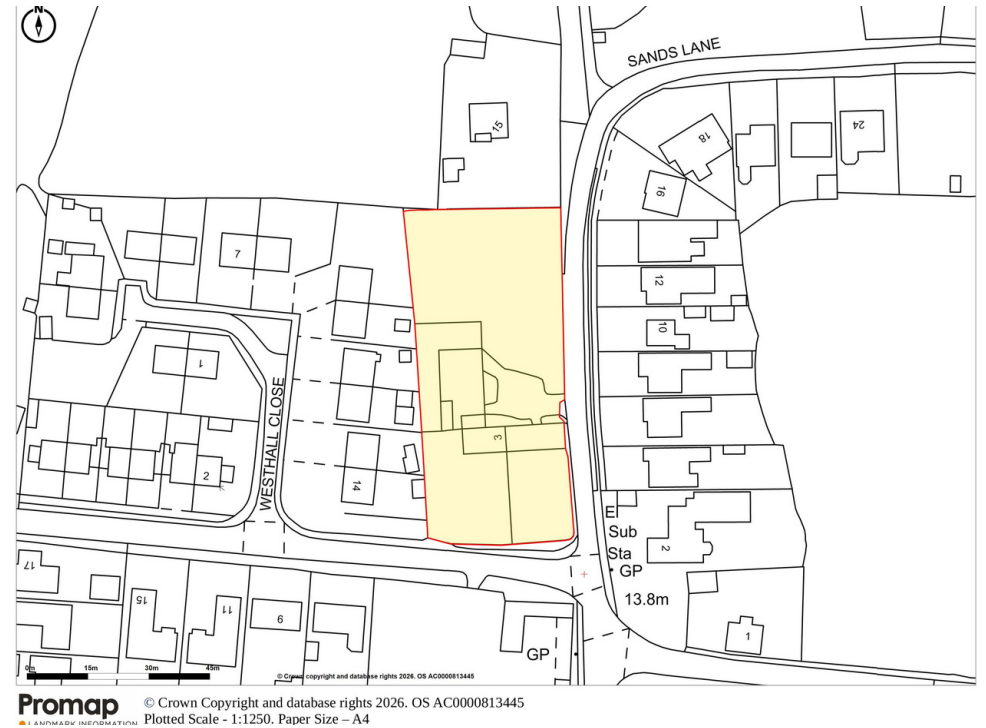
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

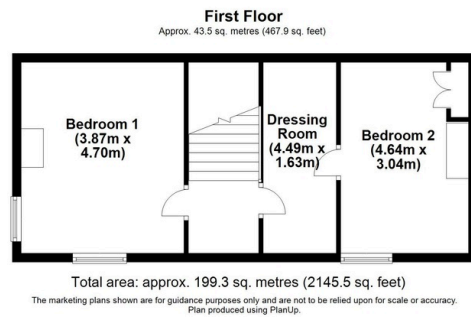
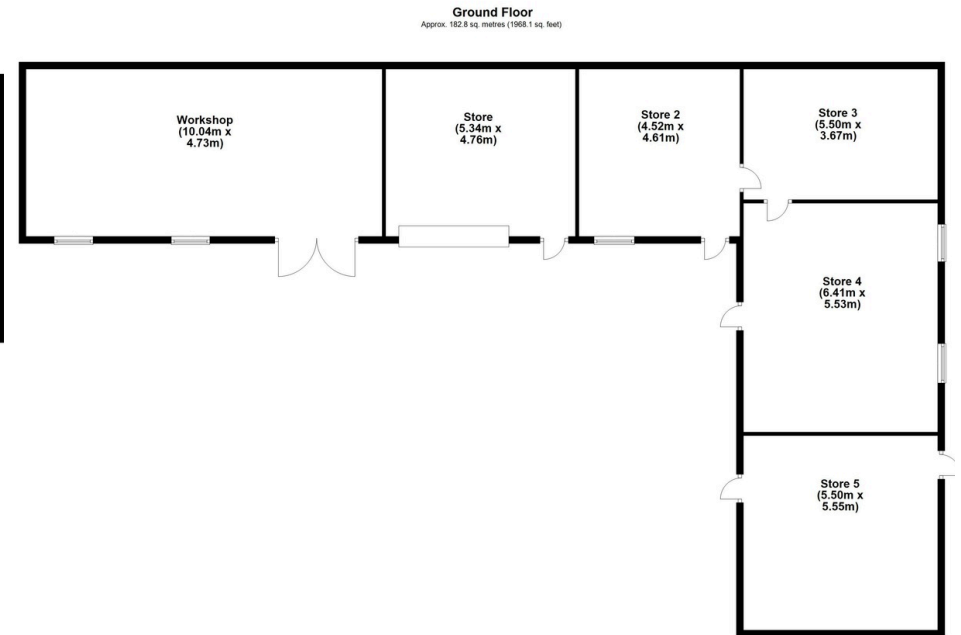
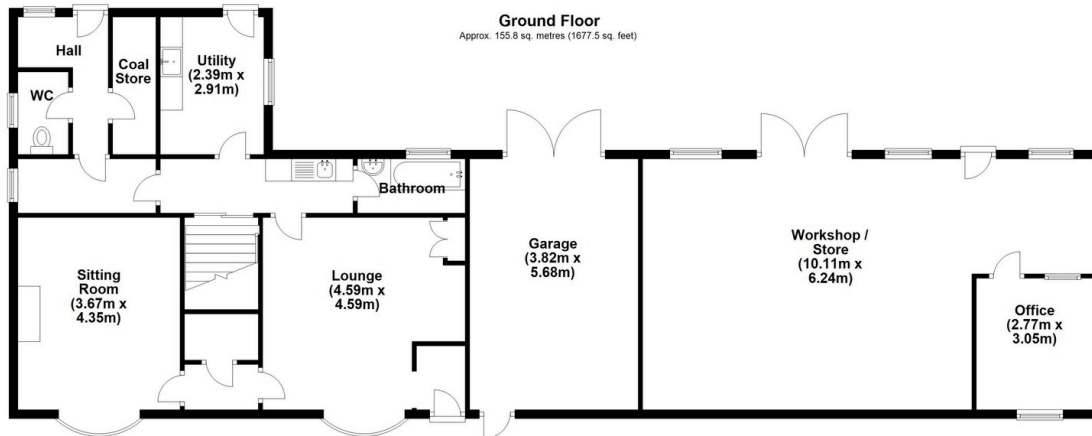
AGENT

James Drabble

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Total area: approx. 182.8 sq. metres (1968.1 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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