



## Careby Garage and House

Careby, Stamford, PE9 4EA

**Price Guide £750,000**

Richardson



# Careby Garage and House Stamford Road

## Careby, Stamford, PE9 4EA

A well-maintained property for sale, with 0.3 acre, situated in the picturesque rural village of Careby, conveniently located between Grantham (approximately 19 miles to the north) and Stamford (approximately 7 miles to the south) along the B1176. The property offers amenities from both local towns, as well as those available in Peterborough, with connecting rail services to London within approximately 1 hour. The property is for sale as a whole comprising of a spacious detached three/four bedroom house with a sizeable attractive Paddock/ Orchard and greenhouse, a detached fully fitted motor vehicle workshop with MOT license and separate motorcycle MOT/ Paint-shop with adjacent storage.

**The House**  
The double glazed detached spacious home is well presented, boasting plenty of natural light. The recently refitted farmhouse kitchen has a warm feel to it, fitted with natural granite worksurfaces with in-built appliances. The sitting room/ lounge encompasses a cast iron multifuel stove. The accommodation comprises a well-lit reception hall with cloakroom and WC, all leading into to a bespoke staircase, connecting to the sitting room, separate multi-use dining room/ office/ playroom/ second lounge, utility and kitchen. To the first floor there is a spacious four-piece family bathroom, two good sized bedrooms and a master suite with walk through to bedroom three/ dressing room and the master bedroom with ensuite shower. Externally there is off road parking for multiple vehicles to the front and rear of the property, with gated access to a large south facing rear garden leading to a orchard/small paddock area with a variety of fruit trees, backing onto open farmland. Alarm fitted. Council Tax Band C.

**Sitting room**  
18'7" x 13'1" (5.67 x 4.01)

**Reception hall with Cloakroom**

**Kitchen/Breakfast room**  
12'0" x 11'10" (3.66 x 3.62)

**Dining Room**  
20'5" x 11'3" (6.24 x 3.45)

**Utility**

**Rear Hallway**

**First Floor Landing**  
11'9" x 5'2" (3.6 x 1.58)

**Bedroom 1**  
11'3" x 11'3" (3.45 x 3.43)

**Dressing room**

**Ensuite Shower room**

**Bedroom 2**  
13'1" x 11'10" (3.99 x 3.63)

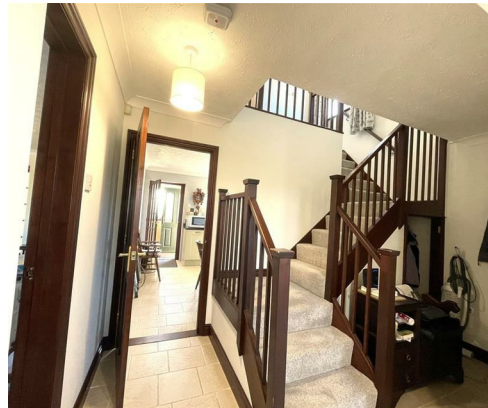
**Bedroom 3**  
11'9" x 9'10" (3.60 x 3.01)

**Bedroom 4**  
12'0" x 9'7" (3.66 x 2.94)

**Family bathroom**

**The Garage**  
The motor vehicle workshop is located at the front of the site. The premises is licensed as an MOT testing station. It is fully fitted out for the servicing, repair and MOT testing of cars and light vehicles. The property has smooth finish concrete floors, a 2-post and 4-post ramp with a rolling road, including an inspection pit, reception office, WC and mezzanine store. Vehicular access is via a large, galvanised roller shutter door. Outside is a small compressor store. Mains three phase electricity is connected. Alarm fitted, front access windows and rear door are fitted with security bars. The building has been designed in such a way to be converted to a house subject to the grant of the necessary consents.  
32'86" x 30'6" (9.86m x 9.29m) - GIA 165.2 sq m (1778 sq ft)

**Store/Storage**  
197 sqft (18.3 sq m)







Office  
10'6" x 5'11" (3.22 x 1.81)

Garage 2

19'4" x 16'2" (5.91 x 4.94)

The MOT motorcycle testing station/ paint shop is located at the rear of the property. It is fitted with calibration/ rolling road equipment as well as a purpose-built spray booth with extractor flue and paint mixing store. The building has a smooth finish concrete floor with drain. Vehicular access is via an electrically operated roller shutter door. Mains three phase electricity is connected. The height to eaves is 2.8 m.

Store/Storage

15'4" x 8'7" (4.68 x 2.64)

Mains electricity installed.

Small Paddock/Orchard with Greenhouse

A fenced enclosure/ mature orchard with Apple, Pear, Plum, Cherry and Cobb nut trees, with scenic landscapes of the open countryside. 660m<sup>2</sup> (7110sqft)

Greenhouse

10'5" x 7'1" (3.18 x 2.18)

Mains electric and water installed.

10'5" x 7'1" (3.18m x 2.18m)

The Business

Founded in 1984, this well-established family run business has been servicing and repairing cars and motorcycles for more than 40 years. The business is highly profitable, with a loyal and growing customer base. A proven recession proof business. Currently the business operates with its sole proprietor, his wife and one other full time mechanic. The business is for sale due to the proposed retirement of the proprietor. Company accounts are available for inspection by seriously interested parties together with a full inventory of equipment that is included in the sale. Enquiries to the agent in the first instance. Current MOT license for Class 1, 2 and 4.

The Opportunity

The sale of Careby Garage represents a rare opportunity to purchase a modern detached house with adjoining fully fitted motor vehicle service and repair business with a well-established customer base. The opportunity will be of interest to potential business owners, hobby mechanics or developers. The property is for sale as a whole to include the house and garden, buildings, garage equipment and goodwill. The property is highly suitable for other industrial use or for development with relevant planning permissions.

Services

Water and mains electricity are connected (including three-phase electric in garage workshop). Well maintained septic tank and storm drain.

Business Rates

From enquiries of the Valuation Office website, we understand that the following rating assessment applies: Garage has small business rate relief (this is minimal). No assessment found. Interested parties should make their own enquiries of South Kesteven District Council as to the amount of rates payable.

EPC

Energy Performance Certificates (EPC) are available for this property. EPC can be downloaded from [www.epcregister.com](http://www.epcregister.com) quoting the noted references.

House: EPC No. 8091-7126-6590-7524-7996, issued 20/06/2019

Garage Workshop: EPC No. 9138-3033-0215-0700-4505, issued 08/07/2019.

Terms

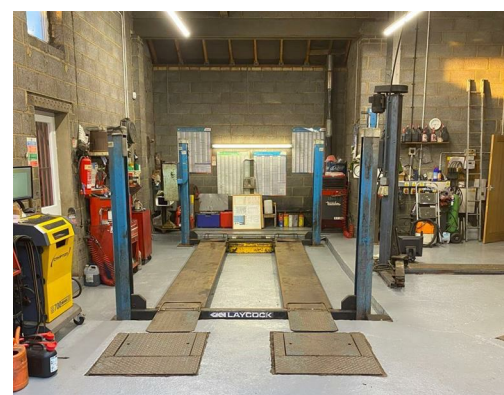
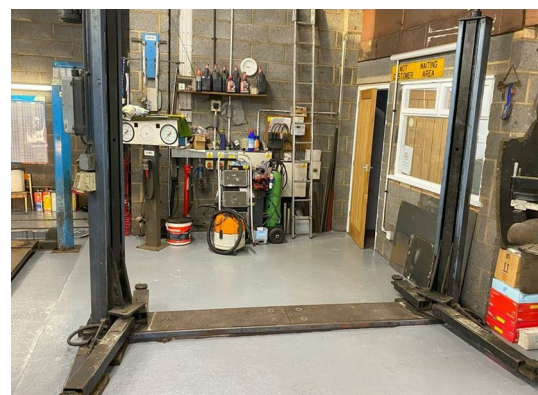
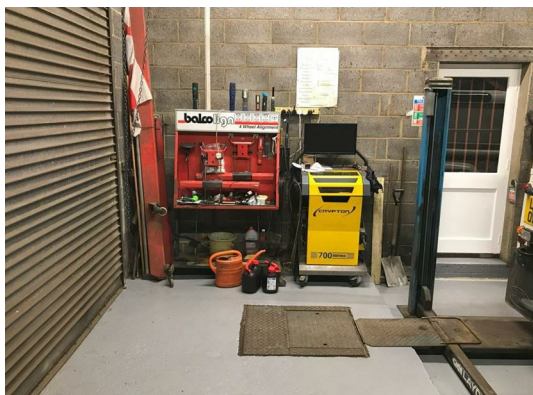
The property is for sale freehold with vacant possession on completion.

Legal Costs

Each party is to be responsible for its own legal costs incurred in the transaction.

Viewing

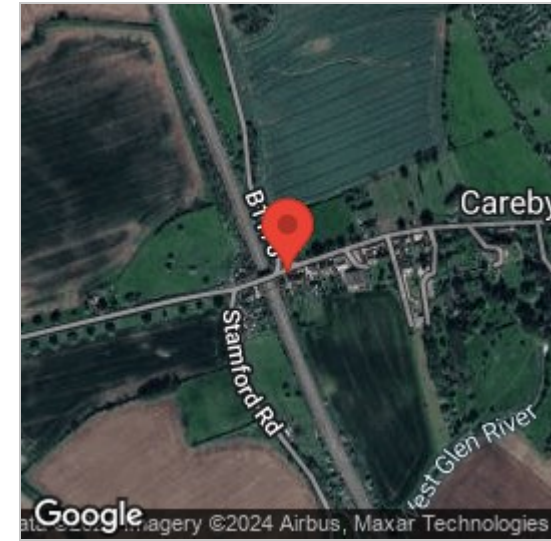
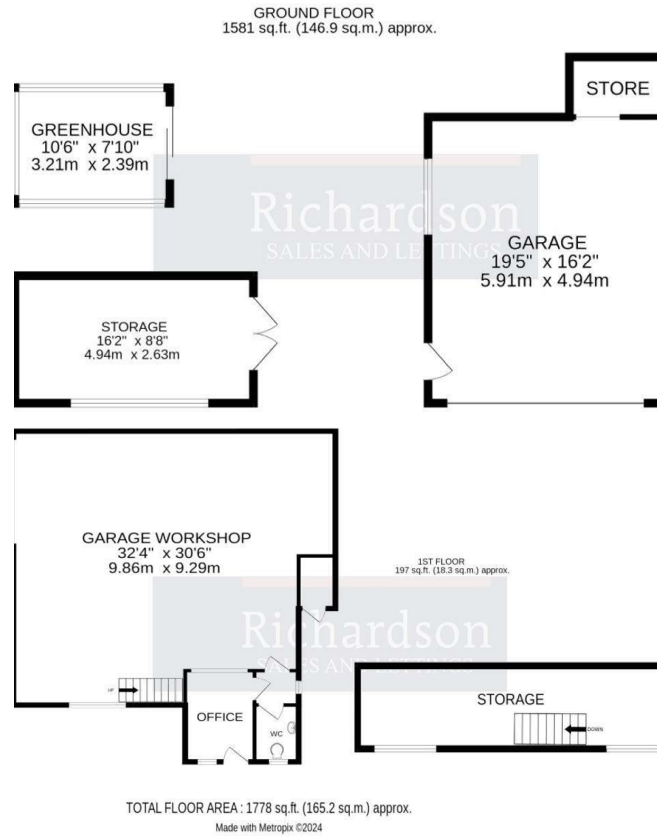
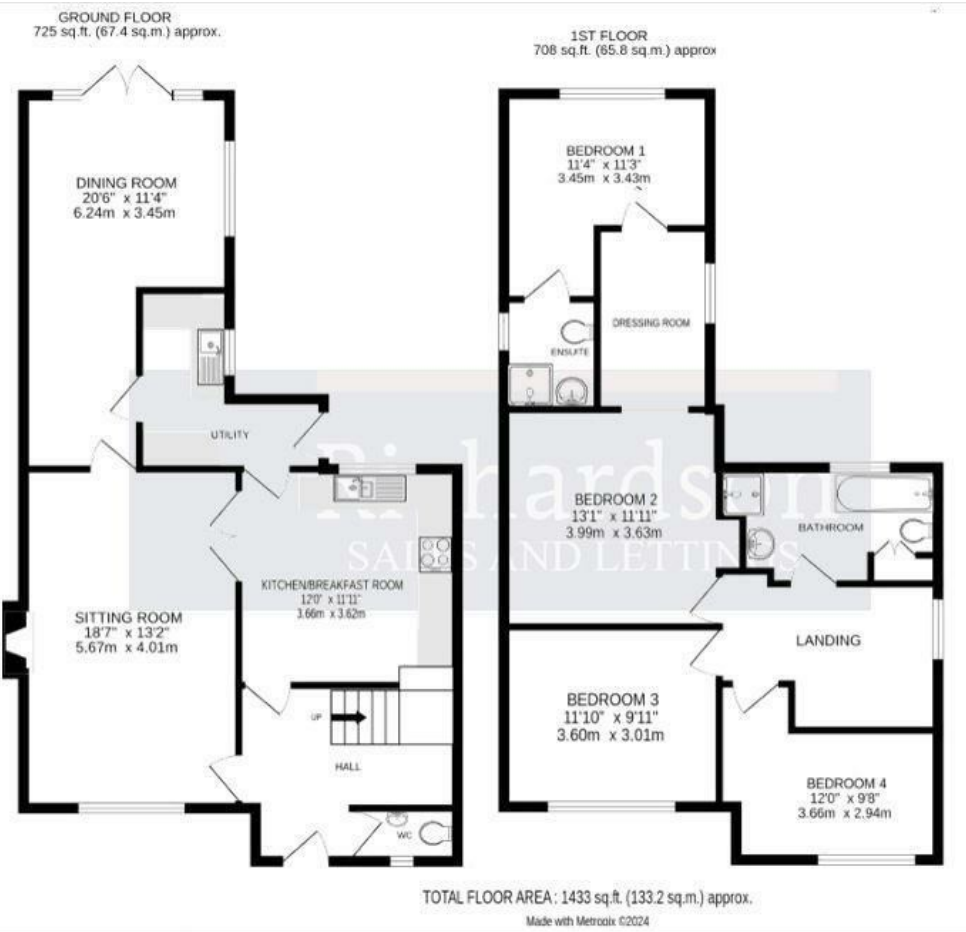
For further information or an appointment to view please contact the sole selling agent Alister Leach or Andrew Leech at Richardson on 01733 321800 or email: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)





# Floor Plan

# Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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