



*Field Farm, Burgh Bypass (with planning permission for change of use to storage or distribution)*

*Burgh le Marsh Bypass, Lincolnshire*

**Willsons**  
SINCE 1842



Field Farm, Burgh le Marsh Bypass,  
Burgh le Marsh  
Lincolnshire, PE24 5ES

**"AGENT'S COMMENTS"**

*Willsons are pleased to be able to offer for sale a useful set of buildings with the benefit of Planning Permission for the "change of use, conversion and extension to existing agricultural buildings to be used under Class B8 (Storage or Distribution). Situated in an attractive location.*

*These former agricultural buildings are being sold with 6 acres of pastureland.*

**GUIDE PRICE: £375,000**

The property is being offered for sale by Private Treaty

**ABOUT THE AREA**

*Burgh Le Marsh is situated approximately 5 miles inland from the coastal resort of Skegness, where there is a trainline and bus service. It is approximately 8 miles to the market Town of Spilsby, 40 miles from the city of Lincoln and approximately 46 miles from the closest airport being Humberside.*

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## LOCATION AND ACCESS

The buildings and land are situated in the parish Burgh le Marsh and access is gained off the Burgh le Marsh bypass a publicly maintained highway. The vendor retained an access to the south eastern end of the land via Station Road, which will be included within the sale.

The land is clearly marked with a 'For Sale' board which is positioned at the opening to the field which should aid with identification.

 **What3words: keys.reworked.caller**

## BUILDINGS

**4 Bay Open-fronted Barn** (18.21m x 8.76m) being a steel framed general purpose building with gravel floor and corrugated steel cladding to 2 sides.

**4 Bay Lean-to Crew Yard/General Purpose Building** (18.16m x 8.94m)

Steel framed with concrete floor.

**3 Bay Livestock/General Purpose Building** with 2 concrete sections of flooring and 1 gravel, crash barrier partitions.

## LAND

There is approximately 6 acres of additional land adjacent to the agricultural buildings. It is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales.

## PLANNING PERMISSION

Full planning permission was granted on 04/09/2023 (Application Number S/023/00695/23) for the "Change of use, conversion and extension to existing agricultural buildings to be used under Class B8 (Storage or Distribution) of The Town Country Regulations 2020 and provision of associated car parking and servicing area, and alterations to vehicular access".

The Planning Permission states "No processes shall be carried out, no lorries or vans shall enter the site, and no deliveries shall be taken at or dispatched from the site, outside the hours of 07:00hrs – 18.00hrs on Mondays to Fridays, and on 07:00hrs – 13:00hrs on a Saturday, and nor at any time on Sundays, Bank or Public Holidays".

It will be necessary for the access to be improved.

All relevant documents relating to the Planning Application can be viewed on the website of East Lindsey District Council (<https://www.e-lindsey.gov.uk/planning>). Prospective purchasers are strongly advised to make themselves fully aware of all the information displayed on the website.

## TENURE & POSSESSION

The Freehold interest is being offered for sale with full vacant possession upon completion.

## SERVICES

Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

## BOUNDARIES

There are no physical boundaries along southern boundary of the yard, we understand the adjoining property to form the boundary of the building.

All other boundaries are clearly demarcated, and the vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

## HM LAND REGISTRY

The property is Land Registry title number: LL317214.

## RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any rights which affect the land; however, all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

## PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps although believed to be correct are for guidance and identification purposes only.

## VIEWING

The buildings and land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.

## VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

## ANTI MONEY LAUNDERING

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



## LOCAL AUTHORITIES

**Lincolnshire County Council:** County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

**East Lindsey District Council:** The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

**Lindsey Marsh Internal Drainage Board:** Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

**Environment Agency:** Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

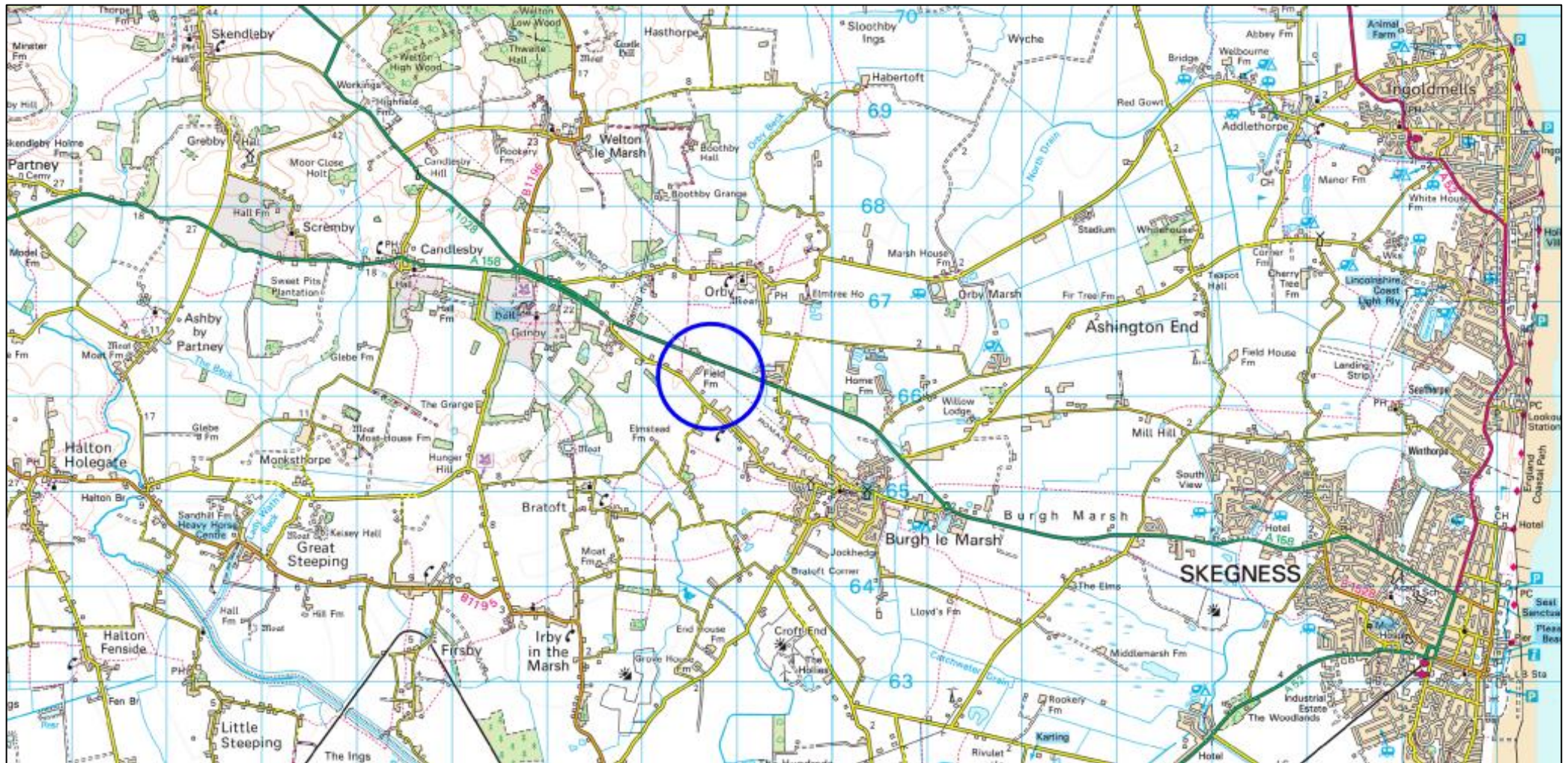
## FURTHER DETAILS FROM THE AGENTS

**Willsons,** 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG.

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**Email:** l.clarke@willsons-property.co.uk



**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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