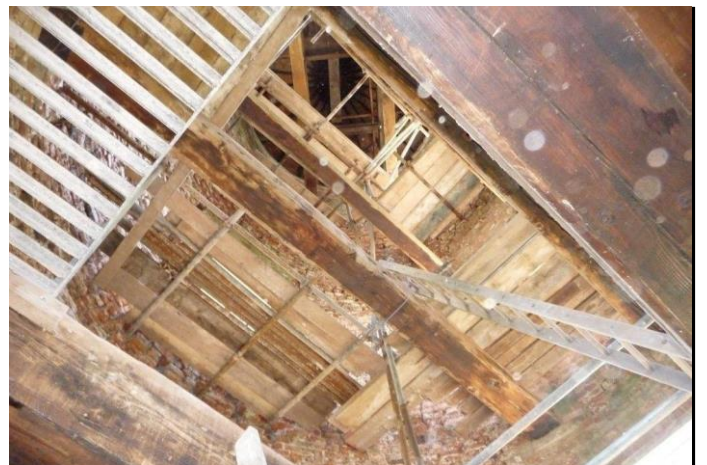


**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Maw's Mill, Belton Road, Epworth, DN9 1JL

- An iconic Isle of Axholme former Windmill
- Enjoying a landmark position overlooking Epworth and surrounding countryside
- Planning consent for conversion to residential use applied for



£155,000

LOCATION

Maw's Mill occupies an elevated position in open countryside to the north of Station Road and west of Belton Road. The Mill is about 400 meters off Belton Road (the A161) with access via an unadopted track immediately to the north of another converted windmill fronting Belton Road. Convenient for the excellent range of local facilities with highly regarded Epworth only 3 miles from junction 2 of the M180.

DESCRIPTION

A uniquely positioned and historic Grade II Listed former Windmill believed to date from around 1820 and being a classic brick built tapering tower mill with a modern cap.

The Mill occupies a rectangular shaped plot of about 0.20 Acre (800m²) being hedge enclosed and with a gated entrance leading to parking/turning area. The grounds include the new Epworth Beacon.

PLANNING

Planning permission for change of use to a dwelling has been applied for and is awaiting a decision (PA/2024/834). Permission was previously granted to convert to residential in 2013.

TENURE

Freehold.

VIEWING

The Mill can be viewed external during daylight hours. Seriously interested parties who wish to view the Mill inside should contact the Agent's Epworth Office.

Frequently Asked Questions

- 1) Can I buy extra land adjoining the Mill?

The vendor of the Mill does not own any adjoining land and, therefore, we are not in a position to negotiate the acquisition of additional land.

- 2) What can I do with the Mill?

The property is being sold with the benefit of the existing planning permission only and neither ourselves nor the vendor have made enquiries with the local planning department regarding alternative development. Interested parties should make their own enquiries.

- 3) Who owns the access lane?

The vendor does not own the access lane and is unaware of who does.

- 4) What would the property be worth when completed?

Due to a conflict of interest regarding this question we are unable to advise potential buyers on this aspect. Interested parties are recommended to obtain their own independent valuation advice.

- 5) Is there a legal right of access to the property?

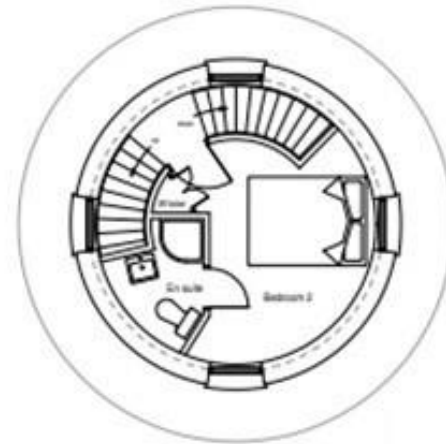
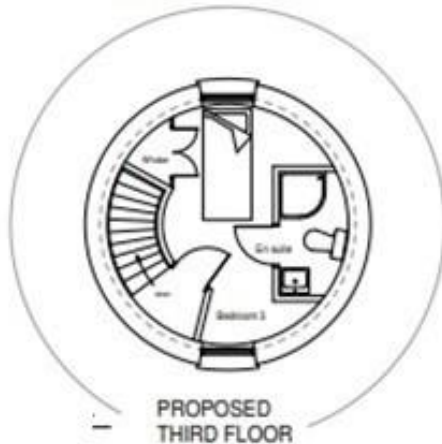
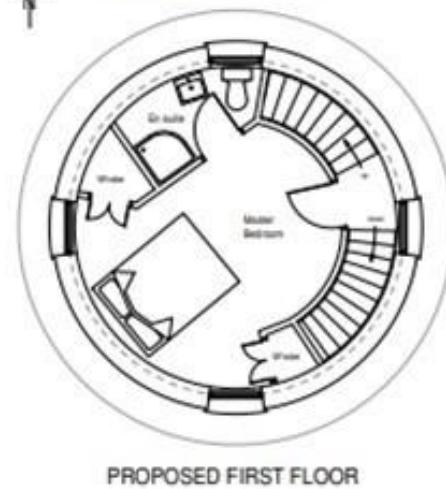
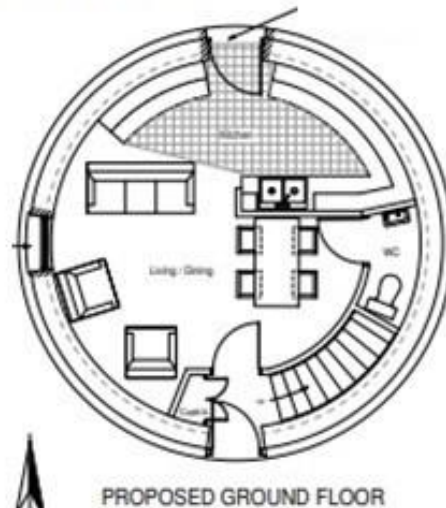
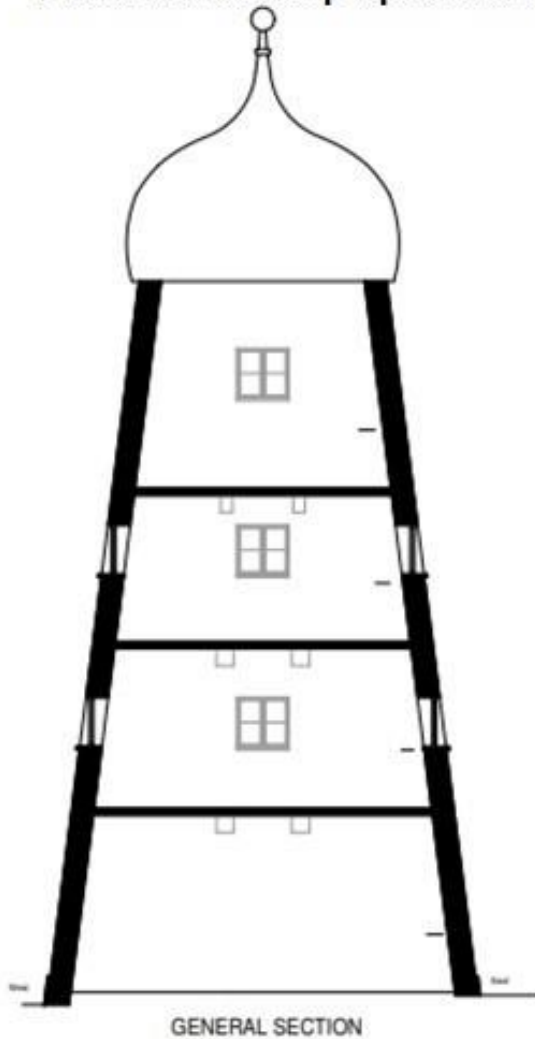
As far as we are aware any vehicular access is by established use only. The track is subject to a Public Footpath.

- 6) Does the Mill have a staircase?

There is no staircase and only some floor joists are present.



For identification purposes only. Not to scale.



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4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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