



Beck House & Sandbeck
Front Street, Normanby by Spital, Market Rasen. LN8 2EP

BELL



Beck House & Sandbeck

Normanby by Spital

An exciting opportunity to purchase a now derelict stone built house which has fallen into disrepair and offers the opportunity for redevelopment/ reconstruction (subject to the necessary consents), together with a detached bungalow requiring a scheme of modernisation works.

We understand that the properties are held on separate freehold titles, which in total extend to approx. 1 acre.

The Location:

The properties are situated in the quiet Lincolnshire village of Normanby by Spital, which lies approx. 13 miles north of the county capital and Cathedral city of Lincoln.

There are excellent road links via the A15 which is approx. 2 miles which connects to both the M180 and the A46.

Normanby by Spital benefits from a local public house and village primary school.





The Properties:

Beck House

A former house built in stone beneath a clay pantile roof. The property stands within spacious grounds of approx. 0.87 of an acre with it's own separate driveway entrance on the edge of the village.

Please note that due to the level of disrepair the property is not safe to enter.

Sandbeck

A detached bungalow built in brick beneath a hipped tiled roof. Windows are timber single glazed. The property stands within immediate gardens of approx. 0.14 of an acre with its own separate driveway entrance.

The internal accommodation briefly comprises: entrance hall, lounge, bathroom, kitchen with walk in pantry cupboard and two bedrooms. The gross internal area is approx. 837 sq. ft.

West Lindsey District Council:

ENERGY PERFORMANCE RATING: F – Sandbeck
Electric storage heaters.

SERVICES

Beck House: We understand that mains services of water and electricity were previously connected. Drainage was to a private system.

Sandbeck: We understand that mains services of water, electricity and drainage are connect. Heating is electric.

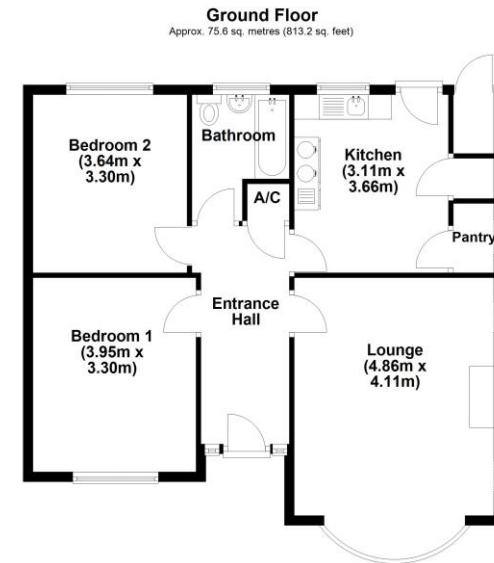
VIEWING: -STRICTLY BY APPOINTMENT

By arrangement with the agent's Lincoln Office
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Sandbeck floorplan



Total area: approx. 75.6 sq. metres (813.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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