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# FOR SALE

Manor Farm Buildings  
Kirmond Le Mire  
Near Binbrook



Range of traditional farm buildings with potential for commercial/industrial uses extending to 729.77 sq m (7852 sq ft) plus upper floors.

Requiring Refurbishment

Purchase & Lease Terms by Negotiation

Residential conversion will not be considered

## 01482 645522

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## Location

The buildings are situated within the village of Kirmond Le Mire and lie on the north side of the B1203 which runs between Binbrook and Tealby. The buildings are located between Ivy House Farm and The Manor House.

There is a stoned access drive leading around the buildings from the highway. The paddock in front of the buildings is not included.

## Description

The buildings comprise a range of model farm buildings constructed in or around 1868 and include two crew yards, stabling, piggeries, hay barns, grain store and open fronted former cart bays.

While the buildings are offered for sale or to let as a whole it would be possible to refurbish the buildings and occupy in separate parts subject to any planning consent that may be required.

The buildings are principally of brick construction with slate roofs and are in a poor state of repair. Interested parties are asked not to inspect without being accompanied.

## Accommodation

The buildings and their numbers are noted on the Ordnance Survey plan attached to these particulars.

1. Range of brick and slate former stables 186.73 sq m (2,009 sq ft).
2. Crew Yard with dilapidated range of four brick and slate stables.
3. Brick and slate barn, two storeys in height with original timber beams and trusses 73.37 sq m (789 sq ft).
4. Crew Yard with two open cattle shelters and range of stables 33.72 sq m (362 sq ft).
5. Range of brick and slate buildings comprising former mess room 26.6 sq m (286 sq ft) two stables and tack room 45.76 sq m (492 sq ft) two piggeries 28.7 sq m (308 sq ft) former kennels.
6. Range of buildings comprising the northern end of the range of buildings comprising stable 19.08 sq m (2055 sq ft) garage 11 sq m (118 sq ft) open fronted bay 30.25 sq m (325 sq ft) garage 41.65 sq m (448 sq ft) grain stores and former milling area etc. 90.44 sq m (973 sq ft) open fronted storage bays 127.47 sq m (1371 sq ft) first floor grain store and hay loft (**NB. unsafe floor do not enter**).

## Terms

The property is available either for sale or to let on terms to be agreed.

## Local Authority

West Lindsey District Council. 01427 615411.

## Town Planning

The buildings are listed Grade II and as such in addition to the planning consent required for change of use. Listed Building consent would also be required.

The planning authority have indicated that a variety of light industrial or commercial uses could be appropriate for the buildings subject to the grant of planning consent.

## Services

Mains water and electricity supplies are available for connection to the buildings. Interested parties will need to satisfy themselves that the supply and its capacity is suitable for the required purposes.

## Commercial Property Leases

Prospective tenants are advised to take professional advice before entering in to a lease. A copy of The Code of Practice for Commercial Leases is available online at: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

## VAT

All prices expressed in these particulars are exclusive of VAT. The Agent would be pleased to confirm whether or not VAT is applicable to this transaction.

## Important Notice

These buildings are in a poor state of repair and viewing is strictly by arrangement and with the accompaniment of the owners agents.

## Contact

For further information contact:

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**Building No 6**



**Building No 3**