



South End, Goxhill, North Lincolnshire

Offers over £450,000



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645522**
Chartered Surveyors and
Commercial Property Consultants
www.clarkweightman.co.uk



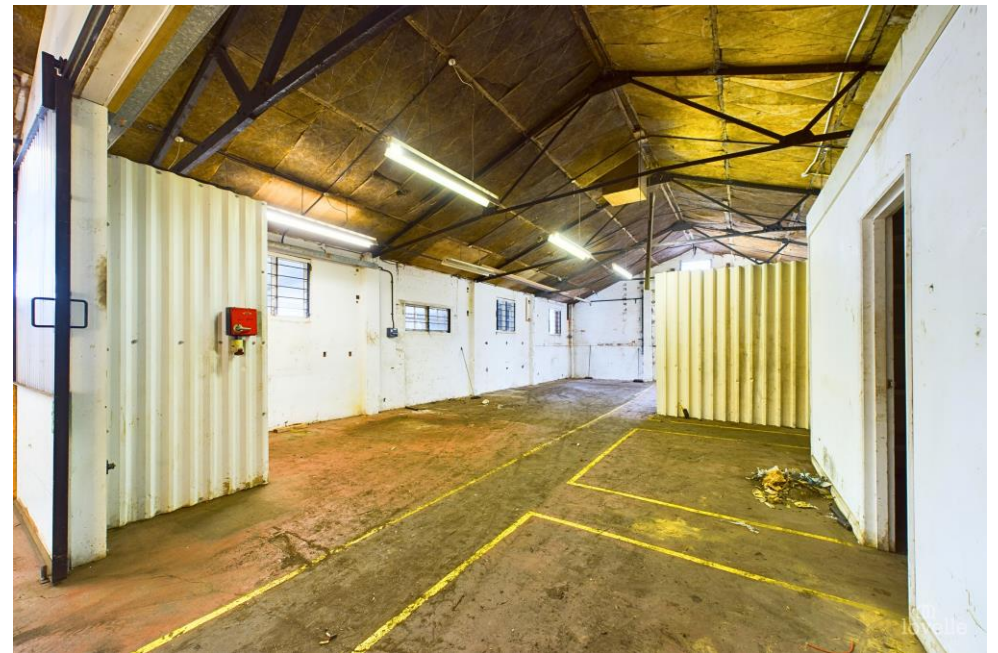
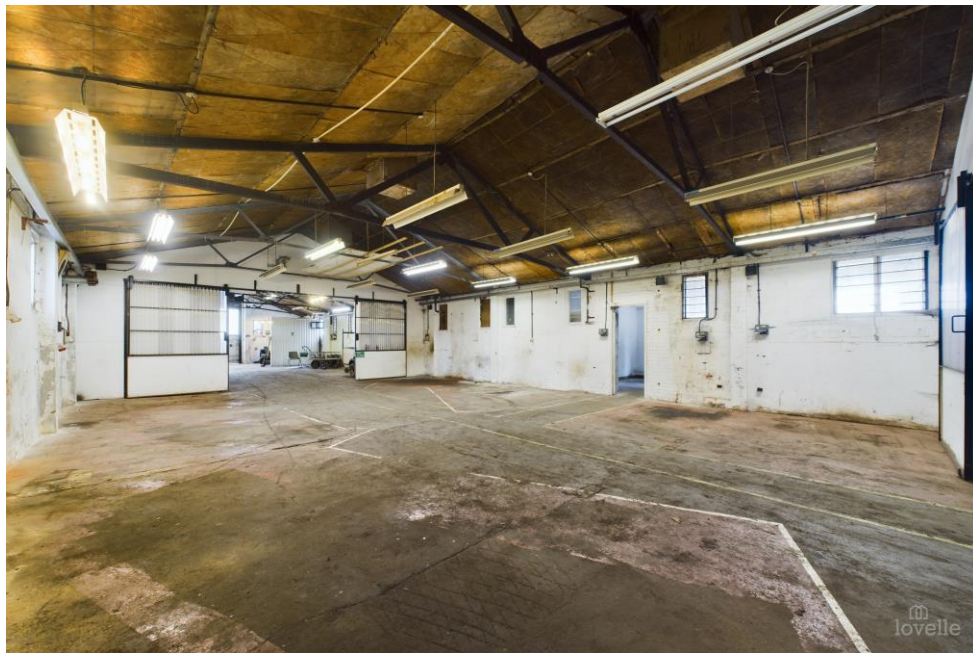


lovelle

Key Features

- Total Floor Area: 171 Square Metres (Bungalow)
- Sat In Circa 2.5 Acres
- Business Occupancy Tie
- Four Reception Rooms
- Four Bedrooms
- Three Bathrooms
- Private Rear Garden
- Multiple Rear Workshops / Stores
- Total Floor Area: 758 Square Metres (Workshops)
- Paddock
- EPC rating F





DESCRIPTION

A RARE OPPORTUNITY TO OWN THIS 2.5 ACRE PLOT WITH A FOUR BEDROOM DETACHED BUNGALOW AND MULTIPLE WORKSHOPS.

This residence consists of a kitchen with its very own pantry and adjoining breakfast room and a snug. Not to forget the utility room and family bathroom adding functionality and versatility to the property. Further on, there are multiple reception rooms - lounge, sunroom and a dining room with a kitchenette and a shower room just next to it. Finishing this bungalow are four bedrooms, dressing room and the second shower room. Once you have finished inside, you find yourself in the rear garden. Fully enclosed by fencing and brick walls. Perfect for entertaining guests and family. Finished with mature trees and shrubbery.

The commercial / storage buildings to the rear of the bungalow formed part of the Goxhill Airfield, historically known as 345 Base Goxhill, adding immense potential and possibilities to the property.

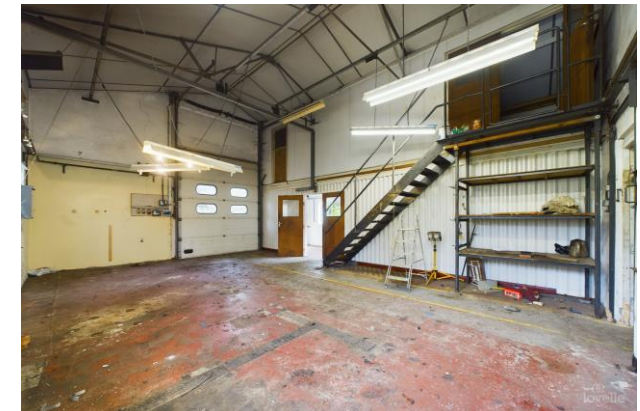
Do not hesitate and book a viewing today!



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FLOORPLAN



South End, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

VIEWING

By appointment with joint Agents - Lovelle Estate Agency, telephone 01652 636587 and Clark Weightman, telephone 01482 645522. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency
CLARK WEIGHTMAN LIMITED

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



ENTRANCE 6.8m x 0.9m

Entered through a fully glazed UPVC door into the hallway.

KITCHEN 3.7m x 3.6m

Range of wall and base units with contrasting work surfaces and tiled splash backs. White composite sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob. Window to the front elevation.

UTILITY ROOM 2m x 3m

Dual aspect with windows to the front and side elevation.

Fully glazed UPVC door to the side elevation.

BREAKFAST ROOM 3.6m x 2.9m

Window to the front elevation and an archway to the snug (2.4m x 2.6m).

LOUNGE 5.6m x 3.6m

Sliding patio doors to the sunroom and a door to the dining room.

SUNROOM 2.2m x 6.5m

Fully double glazed with a polycarbonate roof.

DINING ROOM 6.6m x 2.5m

Two windows to the rear garden and a door to the kitchenette.

KITCHENETTE 3.9m x 2.6m

Range of base units with a contrasting work surface. Stainless steel sink and drainer, plumbing for a washing machine.

Window to the rear elevation.

SHOWER ROOM 1.6m x 2.5m

Three piece suite incorporating a shower cubicle, low flush WC and a pedestal wash hand basin.

Window to the side elevation.

FAMILY BATHROOM 2.7m x 2m

Three piece suite incorporating a shower cubicle, low flush WC and a vanity wash hand basin.
Window to the side elevation.

BEDROOM ONE 4m x 6.5m

Archway to a seating area overlooking the garden.

DRESSING ROOM 3.7m x 2.7m

Built in wardrobes and storage shelving.

BEDROOM TWO 4.4m x 3.6m

Built in wardrobes. Dual aspect with windows to the rear and side elevation.

BEDROOM THREE 3.7m x 2.8m

Window to the rear elevation.

BEDROOM FOUR 4.4m x 1.5m

Window to the front elevation.

SHOWER ROOM 2.2m x 1.6m

Three piece suite incorporating a shower cubicle, low flush WC and a pedestal wash hand basin.
Window to the side elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Substantial driveway wrapping around the property with views of the paddock as you approach. Fully mature trees and shrubbery envelope the bungalow and its surrounding workshops.

REAR ELEVATION

Since WW2 these buildings have been used for a variety of uses but in 1989 change of use planning consent was granted for the business use of the buildings for workshops, offices and associated uses. This planning permission was subject to the front bungalow occupation being tied to the operation of the business to the rear. We have been informed that the commercial use of the rear buildings ceased in 1996 when the business of the current owner ceased. Since then, the rear buildings have been utilised for private storage by the current owner/occupier of the bungalow.

WORKSHOPS:

FORMER ADMIN BLOCK *185 sq m*

Comprising obsolete reception area and cellular offices.

LINK CORRIDOR *9 sq m*

To adjoining workshop.

MAIN WORKSHOP *325 sq m*

With 3 meter eaves height.

REAR ENCLOSED LEAN-TO *37 sq m*

LINK *27 sq m*

Link from main workshop to front workshop with toilet and kitchen facilities.

FRONT WORKSHOP 73 sq m + mezzanine: 21 sq m

With 4 metre eaves height.

REAR ENCLOSED CANOPY 32 sq m

ATTACHED REAR GARAGE 49 sq m

*

The rear workshops are connected to a 3 phase electricity supply (110V & 240V).

The rear buildings benefit from private parking, away from the bungalow and domestic grounds.

*

The Rear workshop buildings currently have a Rateable Value of £6,800. (Rates Payable £3,393.20 pa (yr 24/25)

(This rateable value is below the current Small Business Rates Relief threshold of £12,000 and therefore Small Business Rates Relief (100%) could be applied for assuming the Rate Payer qualifies).

LOCATION

Goxhill is a most desirable village, having a varied range of local amenities including a Doctors Surgery, Pharmacy, All Saints Church, Garage, Pet Food Supplies and a Co-operative supermarket. There is a Primary School within the village, with Baysgarth coeducational Secondary School situated in the market town of Barton-upon-Humber, approximately 4 miles away.

