



# 11.90 Acres - Smallholding, Brigg Road

Caistor | Market Rasen | LN7 6RX

Guide Price £550,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# 11.90 Acres - Smallholding

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Market Rasen | Lincolnshire | LN7 6RX

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A rare opportunity to acquire a Smallholding comprising, a well presented dormer bungalow (subject to an Agricultural Occupancy Condition), and a range of agricultural buildings all set in about 11.90 Acres (sts) of productive grassland. The property sits at the foot of the Lincolnshire Wolds on the outskirts of the Market Town of Caistor.

- Rarely available Smallholding
- 4-Bedroom Dormer Bungalow
- Range of useful Farm Buildings
- Extending to approx. 11 Acres (sts)
- Subject to Agricultural Occupancy Condition
- In attractive Lincolnshire Wolds Countryside

## Location

Situated approximately 1 mile outside of Caistor, the property fronts on to Brigg Road, with the land and buildings lying beyond the bungalow in a convenient ring-fence.

Caistor itself offers a wide variety of amenities including shops, public houses, cafes, schools and a doctors surgery. The village is situated on the edge of the Lincolnshire Wolds AONB, about 10 miles North of Market Rasen and 13 miles West of Grimsby.





### Planning

The bungalow at the property is subject to an Agricultural Occupancy Condition that states the occupation of the dwelling shall at all be limited to a person solely or mainly employed, or last working, in the locality in agriculture, or in forestry, or a dependent or widower of such person, and to any resident dependants.

### Accommodation

The residential accommodation is arranged over two floors and comprises:-

#### First Floor

##### Utility

Accessed via the back door, the utility offers a useful space with fitted base and wall units, sink/drain, plumbing for washing machine, an airing cupboard and window overlooking gardens to the rear.

##### Office

10'2" x 4'11" (3.1m x 1.5m)

##### W/C

With wall mounted sink and separate W/C.

##### Kitchen/Diner

11'1" x 19'8" (3.4m x 6.0m)

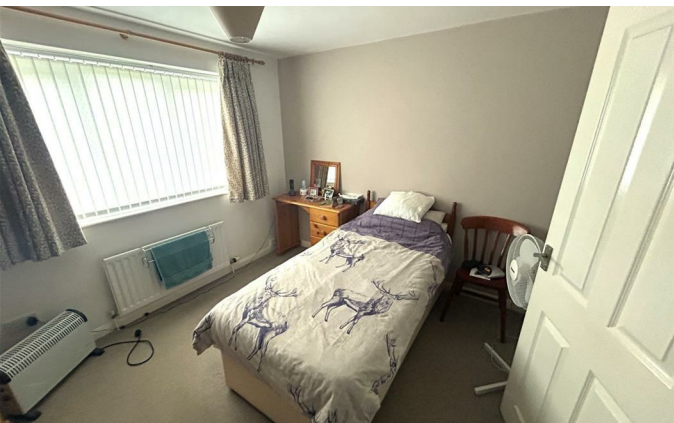
Bright and spacious kitchen area with modern fitted base and wall units, tiled splash backs, ceramic sink with drainer and 5-ring Rangemaster cooker. Two windows offer views over the grassland. There are doors off the kitchen leading onto both the hallway and conservatory.

##### Conservatory

8'10" x 19'0" (2.7m x 5.8m)

Dwarf brick walls and uPVC windows on three sides, sliding doors off the lounge, plus an additional pedestrian access on to the rear gardens.







### Living Room

14'1" x 12'1" (4.3m x 3.7m)

A cosy room with double sliding doors on to the conservatory, and wide views over the land to the rear.

### Bedroom 1

10'2" x 12'1" (3.1m x 3.7m)

With radiator and window over front gardens.

### Bedroom 2

10'2" x 10'7" (3.1m x 3.25m)

With single window and radiator.

### Bathroom

Complete with bath, W/C, pedestal sink, and separate shower cubicle. Plus a heated towel rail and extractor fan.

### Entrance Hall

The hallway hosts stairs to the first floor, as well as the main front door, and opens out onto main living accommodation.

### First Floor

#### Bedroom 3

14'1" x 14'9" (4.3m x 4.52m)

One of two rooms upstairs in the property, accessed straight off the landing with window and wall mounted radiator.

#### Bedroom 4

14'1" x 25'1" (4.3m x 7.65m)

The larger of the first floor rooms, with loft hatch, radiator and window offering views over the driveway and gardens. This space offers great potential to suit personal requirements/hobbies and interests.

### Garage

The property offers a detached, single garage, of brick and pitched roof construction, complete with an electricity connection and traditional garage door.

## Outside

Accessed directly off Brigg Road, wooden gates open out onto the gravel driveway and parking area for the bungalow. The driveway splits off to a metalled track which provides vehicular access to the land and buildings.

Separated from the main holding by hedgerow/fencing boundaries the gardens wrap around the bungalow and offer a mix of lawn, vegetable patches and patio areas.

## Farm Buildings

The buildings comprise a mix of modern and traditional construction agricultural buildings, most recently used for general purpose, storage, and livestock handling/housing.

## Main Barn

The principal element of the Main Barn is of a steel portal framed construction with cement board roof and metal cladding, extending to about 2,350 sqft. The Main Barn has been developed and added to, with traditional pole barn lean-tos, providing an additional c.5,500 sqft of covered area. The building has a compacted earth floor, vehicular access from 3 elevations with gated, to the east, and open fronted access to the south and west.

The Main Barn benefits from both mains water and mains electricity connections.

## Open Fronted Barn

Lying separate from the Main Barn this modern steel portal framed building, extends to approximately 1,680 sqft, with part profile steel, part Yorkshire board cladding. The barn is open fronted, has compacted earth floor and a fibre cement sheet pitched roof.

## Land

In all the Smallholding extends to about 11.90 Acres (8.80 Hectares ) (sts). Currently partitioned by sheep net fencing into 4 separate parcels, the grassland is well established and presents productive pasture land. It has most recently been grazed by sheep and cut for hay. The land benefits from a combination of hedgerows and fenced boundaries.

The Land is classified as Grade III by the Land Classification maps for the region. The Soil Survey of England and Wales shows the land is a combination of the 'Methwold' and 'Landbeach' Associations. being calcareous fine laomy soils, suitable for cereals, roots and woodland/lowland heath habitats.

## Services

Mains electricity, gas and water are connected to the property. Drainage is to a private system.

The Main Barn also has a mains electricity and main water connections.

## Method of Sale

The property is offered For Sale by Private Treaty.

## Viewing

Viewing, by those who satisfy the Agricultural Occupancy Condition, is strictly by appointment through the Selling Agents, Perkins George Mawer & Co.

## Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

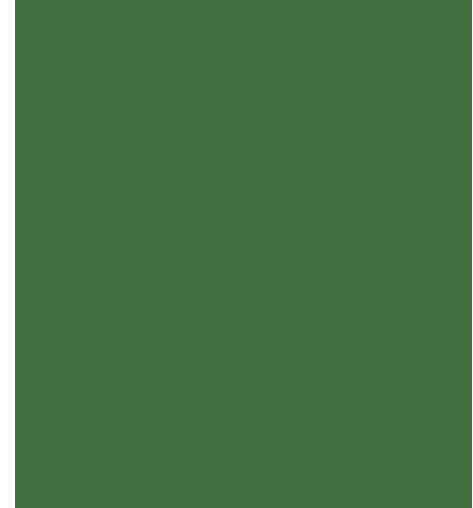
## Additional Information

Tenure: Freehold

Floor Area: 1,861 sqft (172 msq)

EPC Rating: C

Council Tax Band: B





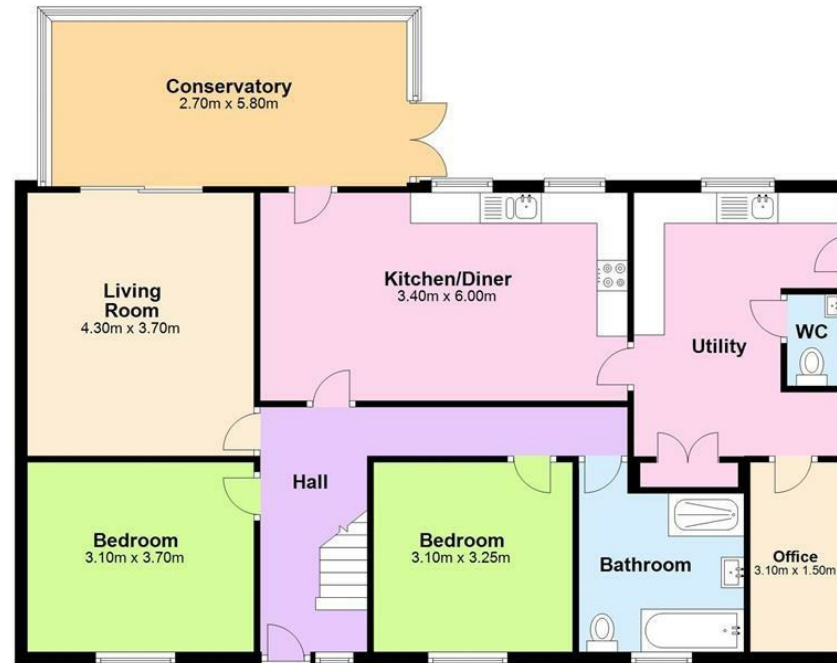


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

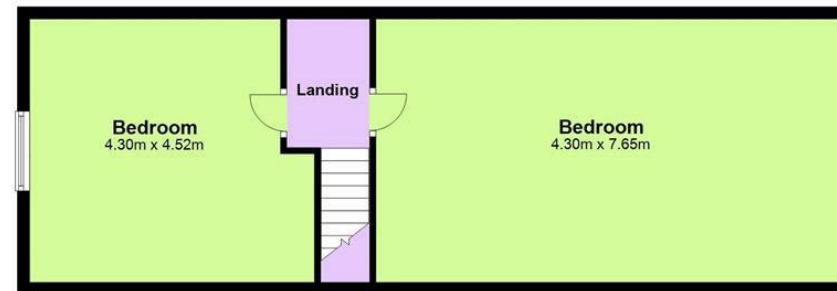
### Ground Floor

Approx. 116.0 sq. metres



### First Floor

Approx. 56.9 sq. metres



Total area: approx. 172.9 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.