



Lot 2  
9.77 Acres

Lot 1  
7.92 Acres

# Casa-Mia, Billingsgate, South Somercotes

Lincolnshire | LN11 7BQ

For Sale as a whole or in two lots | Guide Price £820,000



Perkins George Mawer & Co.

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

# Casa-Mia, Billingsgate, South Somercotes

For Sale as a whole or in two lots

Whole Guide Price £820,000

- Lot 1 Guide Price: £525,000

- Lot 2 Guide Price: £295,000

A unique opportunity to acquire a spacious 3-Bedroom detached property, with a range of outbuildings with planning permission for conversion to offer additional residential property. Casa Mia sits in over 17 Acres in total and is on the edge of the village of South Somercotes. The property is offered for sale as a whole or in two lots.

- For sale as a whole or in two lots
- Lot 1: 3-Bedroom Detached Property set in 7.92 Acres
- Lot 2: Outbuildings with Planning Permission set in 9.77 Acres
- Popular Coastal Location

## Location

South Somercotes is a popular village on the Lincolnshire Coast. The village is located centrally between Mablethorpe being 11 miles to the south and Cleethorpes 15 miles to the north. In close proximity is North Somercotes offering a range of coastal amenities and attractions, including public houses and various eateries, as well as convenience stores and a post office. There is also a local primary school and local secondary school, the property is in the catchment area for Louth grammar school.





### Method of Sale

The property is offered for sale as a whole or in two separate lots.

**Lot 1:** 3-Bedroom Detached Dormer Bungalow (Casa-Mia) with gardens, pond and land extending to 7.92 Acres (sts)  
Guide Price: £525,000

**Lot 2:** Range of Outbuildings including traditional and modern with land extending to 9.77 Acres (sts)  
Guide Price: £295,000

### Lot 1 - 7.92 Acres

- Casa Mia, Gardens, Pond and Land

The accommodation at the dwelling briefly comprises:-

### Ground Floor

#### Kitchen

16'10" x 19'0" (5.15 x 5.80)

Accessed via the side porch, with fitted wall and base units, tiled splash back and tiled floor. Completed with electric AGA and fitted ceramic sink, washing machine and window overlooking the gardens and land to the rear. Ample space for family dining. Door onto pantry, also fitted with wall and base units.

#### Bedroom 1

12'9" x 10'9" (3.90 x 3.30)

Wooden floor, window on to west of property. Double glass doors opening onto hallway.

#### Sitting Room

15'7" x 10'9" (4.75 x 3.30)

Dual aspect, double glass doors and wooden flooring. Open fireplace with wooden mantle and tiled surround.

#### Lounge

15'7" x 10'11" (4.75 x 3.35)

Wooden floor, dual aspect with views to the front of the property.

#### Bedroom 2

10'9" x 7'10" (3.30 x 2.40)

Wooden floor and window overlooking gardens to east.



### Bathroom

Fully tiled floor and part tiled walls. WC, pedestal sink and shower cubicle. Plus attractive free-standing bath, heated towel rail and two frosted windows.

### Hallway

Front Entrance porch with tiled flooring leading onto hallway with wooden floors, doors onto living accommodation and stairs to first floor.

### First Floor

#### Bedroom with Dressing Area

14'9" x 10'9" (4.50 x 3.30)

Spacious room spanning the entire first floor, it would make a perfect master suite. Dormer windows with views over land. Door onto dressing area, or possible en-suite, with space for fitted wardrobes.

### Outside

The gardens wrap around the property and are predominantly laid to lawn. The property is accessed off the main highway via a gravel driveway. There is a separate detached garage with store to the rear.

The Land offered with Lot 1 extends to the rear and side of the property, extending to approximately 7.92 Acres (sts). It is laid to permanent pasture and is being managed as part of an existing Stewardship Agreement (see details below).

Also on the land is a pond, extending to approximately 9125 sqft. This has previously been stocked with various fish including carp.

### Lot 2 - 9.77 Acres

#### - Outbuildings with Planning Permission and Land

The buildings comprise a range of traditional farm buildings being single storey (795 sqft) and two storey (350 sqft) outbuildings and cart shed as well as a newly constructed stable block (1650 sqft) benefitting from water and electricity connections.





### Planning

Planning Permission was granted 16/02/2024 (East Lindsey District Council ref: N/162/02340/23) for conversion of, extension and alterations to existing barn and stables into a dwelling.

The Planning Permission states development is to be undertaken in accordance with drawings, No. 55523-01 and No. 55523-02 included for identification purposes in these particulars of sale.

### Outside

The existing outbuildings are situated such they will offer garden and grounds to the proposed new dwelling, leading onto the land extending to the rear. The property benefits from a separate access off the main highway.

The Land offered with Lot 2 extends to approximately 9.77 Acres (sts). It is Permanent Pasture with areas of wetland and is being managed as part of an existing Stewardship Agreement (see details below).

### Services

#### Lot 1

Mains electricity and water are connected to the property. Drainage is to a private system (Sotralenza). There is an oil fired central heating system in existence.

#### Lot 2

Mains electricity and water are connected to the property - however this is a connection with Lot 1 (Casa Mia). If there are separate buyers of the two Lots - the purchaser of Lot 2 would be expected to install a separate meter for both water and electricity.

Drainage is to a private system (Tricel, 2016), having recently been installed this is expected to meet current regulations.

### Countryside Stewardship

The Land at the property is subject to an Entry Level/Higher Level Environmental Stewardship Scheme (ref: AG00305940).

The Agreement generates an annual income of £2,600.

A range of land management options have been used including:-

HK7 – Restoration of species rich in semi-natural grassland

HK18 – Haymaking supplement

HK11 - Restoration of wet grassland for breeding waders

The agreement was originally a 10-year agreement and is currently on a rolling 1 year extension. Prospective purchasers have the option of having the Agreement transferred to them. If a transfer is made an annual payment would be made by the RPA for carrying out the agreement management options on the land.

The land is also registered for the Basic Payment Scheme and BPS was claimed in 2023.

### Additional Land

Additional land opposite the subject property, extending to approximately 3.30 Acres (1.30 hectares), is available by separate negotiation.

### Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

### Boundaries and Access

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Prospective purchaser(s) will be responsible for the construction of the boundary between Lot 1 and Lot 2 (where applicable).

### Outgoings

Casa Mia is in Council Tax Band A. The annual charge for the year is £1,407.15 pa, payable to East Lindsey District Council.

General Drainage Charges are payable to Lindsey Marsh Drainage Board, in the sum of £191.62 pa.

### Method of Sale

The property is offered for sale by Private Treaty as a whole or in two lots.

### Tenure and Possession

The property is Freehold and will be sold with Vacant Possession.

### Buyer Identity Check

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

### Viewing

Viewing is strictly by appointment via the selling Agent, Perkins George Mawer & Co.  
T; 01673 843011

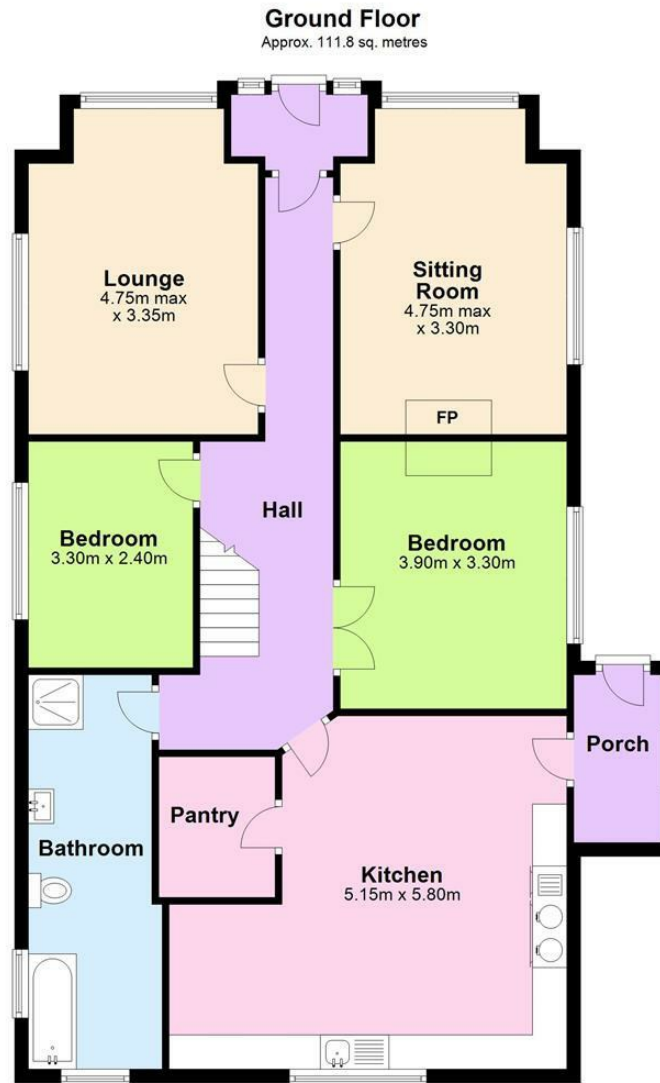






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



Total area: approx. 134.3 sq. metres

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

### Perkins George Mawer & Co

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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.