



7.05 Acres - Wold View , Moortown Road

Nettleton | Market Rasen | LN7 6HX

Offers Over £350,000



Perkins George Mawer & Co.

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

7.05 Acres - Wold View

Moortown Road | Nettleton

Market Rasen | LN7 6HX

Offers Over £350,000

PGM&Co are pleased to offer a unique opportunity to purchase a detached bungalow set in 7.05 Acres of grassland at the foot of the Lincolnshire Wolds.

Offers are invited in writing by March 31st 2025 at 12.00

The property offers great potential and scope for redevelopment (s.t.p) and will appeal to a broad spectrum of prospective purchasers.

Boasting views over open countryside and a secluded location, 'Wold View' offers perfect rural living, with local amenities located just a short trip away.

- Inviting Best & Final Offers by Monday, 31st March at 12.00 noon
- Redevelopment Potential (s.t.p.)
- Countryside Views
- Grass Paddocks
- No Onward Chain
- Detached Bungalow set in 7 Acres

Location

The property lies on the outskirts of Nettleton, which is a popular village located just 1 mile from Caistor. The popular Market Town offers a wide variety of amenities including shops, public houses, cafes, schools and surgery.

The village is situated on the edge of the Lincolnshire Wolds about 10 miles North of Market Rasen and 13 miles West of Grimsby.





Decsription

Wold View is a detached brick and tile property built in the late 1950's, with direct access from the main B1205, Moortown Road. In all the dwelling is set in c. 7.05 Acres of grassland.

Surrounding the property is a large mature garden with range of outbuildings, beyond lies an established area of permanent pasture.

The property is in a state of disrepair and would benefit from a scheme of renovation. The accommodation briefly comprises: -

Entrance Porch

Complete with fitted kitchen base units and door leading to kitchen.

Kitchen

Fitted kitchen base and wall units. Stainless steel double drainer sink, hot & cold taps. In addition, there is plumbing for a washing machine together with mains electric consumer unit.

Dining Room

12'9" x 11'7" (3.90 x 3.55)

Open fireplace with tiled hearth and surround. Plus electric storage heater.

Lounge

12'9" x 10'2" (3.90 x 3.10)

Including open fire with wooden surround and tiled hearth and electric storage heater.

Hallway

Leading on from the front door, with loft hatch and thermostat.

Bedroom 1

12'1" x 11'11" (3.70 x 3.65)

Complete with fitted cupboards and electric storage heater. Open fire with cast iron surround.

Bedroom 2

12'1" x 9'10" (3.70 x 3.00)

Vent leading to outside/air brick.

Bathroom

Fitted with pedestal sink, hot & cold taps and W.C. Modern walk-in shower (Mira electric). Plus, airing cupboard with hot water cylinder and immersion heater.

Outside

The property has pedestrian access from the highway into the mature gardens, which are laid mostly to lawn/shrubbery and surround the property.

The garden also has a small brick outbuilding with tiled roof, partitioned into separate compartments.

The Land

The property further benefits an adjoining grass paddock extending about 7.05 Acres and is in permanent pasture, it has historically been grazed by livestock. .

The land enjoys road frontage and can be accessed from the rear of the property and also has its own separate vehicular access directly off the highway forming the Eastern boundary of the bungalow. The boundaries are identified by stock fences and mature boundary hedges.



Buildings

In addition to the brick construction outbuilding there is also a range of former poultry buildings in existence. The buildings are principally of timber frame construction and in a dilapidated state of repair.

Services

The property is serviced by mains electricity and water. Drainage is to a private system. Heating has previously been supplied via mains electric storage heaters and open fires. There is a telephone connection. uPVC windows are installed throughout.

Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

The Buyer(s) shall be responsible for the construction of the western boundary of the property.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

PLEASE NOTE: A third-party vehicular access exists on the Eastern boundary serving land to the South in separate ownership.

Tenure & Possession

The Freehold is being offered with Vacant Possession on completion.

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

Plans & Photography

These have been prepared as carefully as possible, They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed. Photographs were taken in 2021.

Method of Sale

The property is offered for sale by Private Treaty.

Viewing

Strictly by appointment only through the Selling Agent.

Buyer Identity Check

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

Additional Information

Council Tax: Band B (WLDC)

EPC Rating: E





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor
 Gross internal area: 72.3 m² (777.9 ft²)
 Wold View, Moortown Rd. Nettleton



Drawings are for illustrative purposes only.
 Produced using Quick Sketch 3.17.2w

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.