



Fleet Grove Farm (17.70 Acres), Carr Lane

East Stockwith | Gainsborough | Lincolnshire | DN21 3DR

Guide Price £625,000



Perkins George Mawer & Co.

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

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PGM&Co are pleased to offer Fleet Grove Farm, East Stockwith. Situated in open Lincolnshire countryside the farm comprises a charming farmhouse and range of farm buildings, set in 17.70 Acres of grassland.

Lying in a quiet rural location this property will appeal to a broad spectrum of prospective purchasers and offers great scope for improvement and potential for development (s.t.p.).

- 3-Bedroom Detached House
- Range of Agricultural Buildings
- Number of Grass Paddocks
- Extending in all to 17.70 Acres

Location

Fleet Grove Farm is located directly off Carr Lane to the east of the Lincolnshire village of East Stockwith. Gainsborough is approximately 4.5 miles to the south east with Scunthorpe lying 14 miles to the north.





Description

Fleet Grove Farm extends in all to 17.70 Acres and benefits from direct access off Carr Lane. Predominantly laid to permanent pasture the grassland is approximately 16.40 Acres, with the remainder being the yard, buildings, house and gardens.

Currently a 3 bedroom detached brick and tile roof, farmhouse the dwelling would benefit from a scheme of modernisation and presents great scope to create a spacious home. The accommodation is arranged over two storeys and currently comprises: -

Ground Floor

Utility

12'9" x 7'6" (3.90m x 2.30m)

Located to the rear of the dwelling, with windows on to the rear garden. Fitted base units, tiled splashback and door on to separate W/C.

Kitchen/Diner

15'10" x 10'9" (4.85m x 3.30)

Complete with fitted base and wall units, stainless steel sink and drainer, and boiler housing. With tiled splashback and windows onto front and side gardens. The kitchen also benefits from a fitted table and seating area.

Dining Room

15'8" x 10'7" (4.80m x 3.25m)

Windows on to rear gardens, feature brick archway leading on to lounge and separate door onto pantry/store.

Lounge

18'0" x 10'5" (5.50m x 3.20m)

Dual aspect on to both rear and front garden and grounds.

Hallway

Spacious hallway with door leading on to the front of the dwelling and stairs to the first floor.

First Floor

Bedroom 1

12'3" x 10'7" (3.75m x 3.25m)

Window overlooking gardens to the rear, fitted storage.

Bedroom 2

13'11" x 10'7" (4.25m x 3.25m)

Window with views to rear of property.

Bedroom 3

10'5" x 7'0" (3.20m x 2.15m)

Family Bathroom

Adapted wet room with shower, w/c and separate pedestal sink.

Outside

The gardens are laid to lawn with planted borders and shrubbery. The dwelling benefits from a detached garage and ample area for parking.

Services

An oil fired central heating system is in existence, in addition to a multi fuel burner. Drainage is to a private system. Mains water and electricity are connected. There are uPVC windows throughout.

Mains water and mains electricity are also connected to the farm yard.

Yard

Predominantly concrete and hardstanding the gated yard is accessed via the main driveway directly off the highway, over a drain. The yard opens out at the rear on to the grassland.





Main Livestock Building (8,900 sqft)

Located centrally in the yard the main livestock buildings are steel portal framed, with part concrete block walls and corrugated steel sheet cladding. With additional steel and timber framed adjoining building, all with compacted earth floor.

Open Fronted Livestock Building (850 sqft)

Compacted earth floor livestock building with gated opening onto grass paddock to the east. Steel portal frame, corrugated sheet roof and part concrete block, part clad walls.

General Purpose Building (775 sqft)

Concrete block construction building, with sloping roof, large door and separate pedestrian access.

General Purpose Store (930 sqft)

Two large doors fronting onto yard. Of concrete block and sloping tin roof construction.

Dutch Barn (1,382 sqft)

Traditional steel portal framed Dutch barn lying to the west of the yard. With concrete floor and corrugated metal sheet roof.

Open Fronted Store (2,450 sqft)

Part steel part pole frame, with compacted earth floor and corrugated steel sheet roof. Located to the west of the yard and adjoining the Dutch barn.

Workshop (895 sq ft)

Corrugated metal sheet clad building with sloping roof and open front leading on to yard and parking area.

Land

Extending in all to approximately 16.40 Acres, the land is all laid to permanent pasture and has most recently been grazed by livestock.

The land is classified as Grade III by reference to the Agricultural Land Classification Maps for the region. It is predominantly of the Romley Series being deep, stoneless permeable, calcareous, coarse and fine silty soils. Drain water is controlled by ditches and pumps.

Title

The land is registered under Title LL364382.

Local Authority

West Lindsey District Council

The residential property is Council Tax Band: C

Rural Payments/Subsidy Schemes

Delinked payments will be retained by the Seller. The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.

Outgoings

Drainage charges on the land are payable to Scunthorpe and Gainsborough Water Management Board.

Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Plans & Areas

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.

Tenure

The Freehold is being offered with Vacant Possession on completion.

Wayleaves/Easements/Rights of Way

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.

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.

VAT

It is understood that none of the property is elected for VAT.

Method of Sale

The Property is offered for sale by Private Treaty as a whole.

Buyer Identity Check

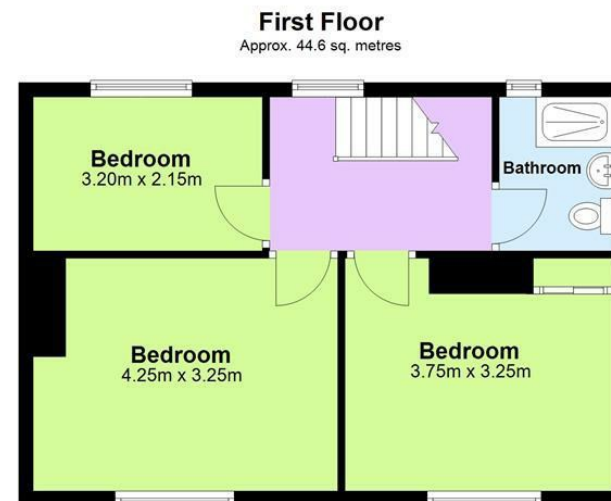
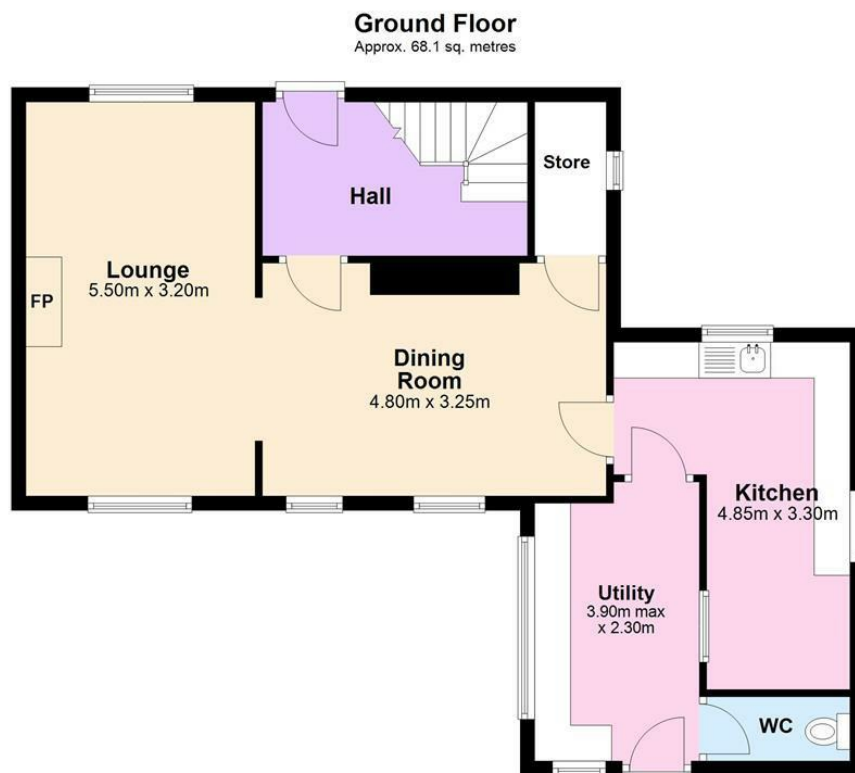
Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Strictly by appointment via the Selling Agent.







Total area: approx. 112.7 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		

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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.