



Perkins George Mawer & Co.

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



Manor Farm, Till Bridge Lane

Stow Park

Lincoln

LN1 2AL

Offers In Region Of **£495,000**

Freehold

Large, detached farmhouse (in need of complete renovation)

12.50 acres (approx.)

Potential to reinstate cottage (subject to planning)

Potential to convert outbuildings (subject to planning)

Rural Lincolnshire views

Modern farm buildings





MANOR FARM, STOW PARK

A large, detached farmhouse (in need of complete renovation) set in a total of approximately, 12.50 acres of land. In addition there is a former cottage (derelict) together with traditional farm buildings and two modern steel portal framed agricultural buildings.

LOCATION

The farm is located to the North of Till Bridge Lane (A1500) between Marton and Stow Park. The farm is accessed via a private lane between the railway level crossing and Stow Park Road.

Lincoln is approximately 11 miles to the South East with Gainsborough 7 miles to the North.

MANOR FARM HOUSE

An attractive brick and slate substantial Victorian farmhouse of some architectural merit. In need of complete renovation. Extends in total to approximately 227m² (2,442 ft²).

The accommodation comprises: -

KITCHEN

9' 4" x 15' 3" (2.85m x 4.65m)

SITTING ROOM

17' 0" x 17' 2" (5.2m x 5.25m)

Multifuel burner.

LOUNGE

14' 1" x 16' 0" (4.3m x 4.9m)

Open fireplace.



DINING ROOM

15' 1" x 17' 0" (4.6m x 5.2m)
Open fireplace.

BATHROOM

7' 10" x 8' 2" (2.4m x 2.5m)

WALK-IN AIRING CUPBOARD

3' 7" x 5' 6" (1.1m x 1.7m)

MASTER BEDROOM

17' 0" x 17' 2" (5.2m x 5.25m) with walk-in wardrobe
(1.3m x 1.7m)

BEDROOM 2

16' 2" x 14' 1" (4.95m x 4.3m)

BEDROOM 3

8' 10" x 10' 0" (2.7m x 3.05m)

BEDROOM 4

13' 11" x 15' 1" (4.25m x 4.6m)

CELLAR

SERVICES

Mains water, mains electricity and drainage to septic tank.

FORMER COTTAGE

Cottage (9.2m x 7.5m) - A brick and slate former cottage which has fallen in to disrepair. Planning Consent was obtained to rebuild the cottage in 2006 (Application Number MO6/P/1222). This permission has now lapsed.

TRADITIONAL FARM BUILDINGS

A range of brick and pantile farm buildings. Part of a larger range which has been partially demolished. A mix of single and double storey. Suitable for conversion to residential, subject to planning.

CATTLE BUILDING (Timmins)

73' 9" x 49' 2" (22.5m x 15m) 5 bay steel portal framed cattle building, approximately 12 years old. Concrete panel dwarf walls with Yorkshire boarding above.

GRAIN STORE AND LEAN-TO (Deville & Lear)

59' 0" x 88' 6" (18m x 27m) Central grain store with grain walling and concrete floor. Lean-to on either side for general purpose use.

YARD

Within the farmstead there is a further range of timber framed buildings which would benefit from being dismantled. Adjacent to the modern buildings there is a bulk feed bin.

LAND

Land is classified as Grade III on the Agricultural Land Classification Maps, and is more particularly described as the Wickham 2 series being a clayey soil suitable for cereals and grassland.



Parcel Information: -

SK8681 2346 - 2.73 hectares (6.75 acres) - permanent pasture. Surrounded by stockproof boundary.

SK8681 2952 - 1.06 hectares (2.62 acres) - arable

SK8681 2246 - 1.27 hectares (3.13 acres) - farmstead including house, garden and orchard.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payment Agency (RPA) and the relevant number of Entitlements will be transferred to the Purchaser if required.

WAYLEAVES/EASEMENTS & RIGHTS OF WAY

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

BOUNDARIES

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.

TENURE & POSSESSION

Freehold. Vacant Possession will be granted on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

FIXTURES & FITTINGS

Only those items described within these particulars of sale are included with the property.

OUTGOINGS

The farmhouse is Council Tax Band D.

BUYER IDENTITY CHECKS

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

BROCHURE & PHOTOGRAPHY

The particulars of sale were prepared in October 2020 in accordance with the Sellers instructions.

LOCAL AUTHORITY

West Lindsey District Council.

SOLICITORS

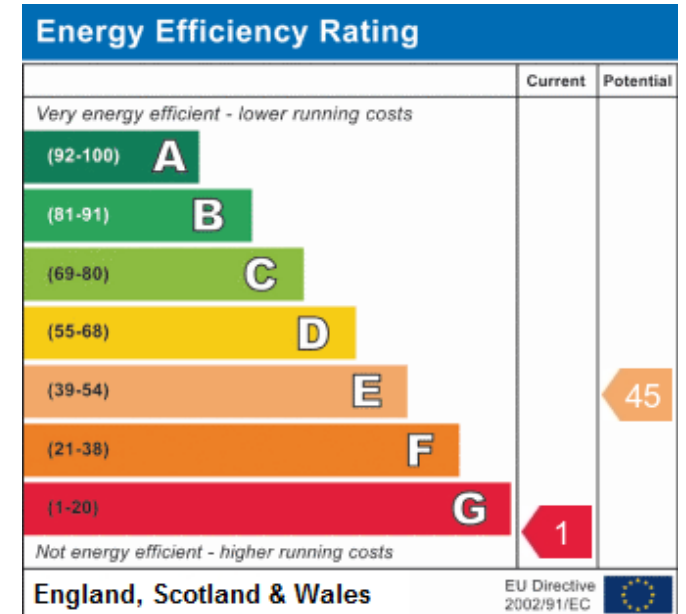
Langleys (Lincoln).

HEALTH & SAFETY

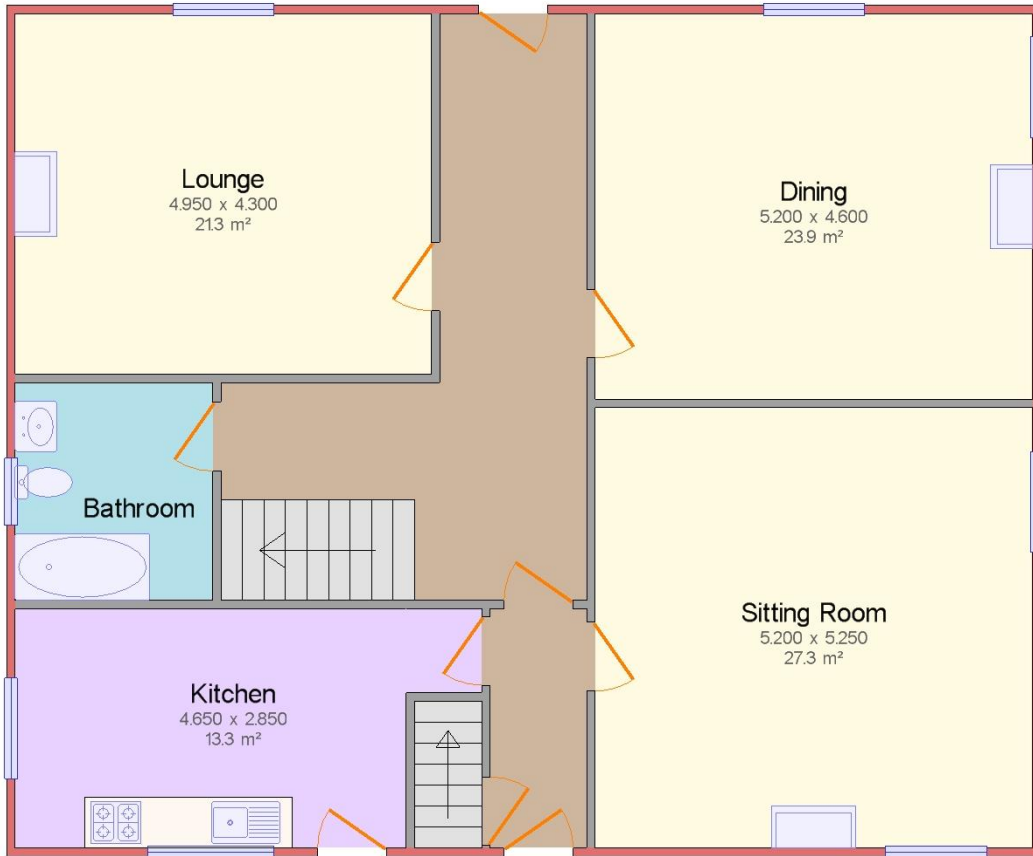
Given the potential hazards of an old property we would ask that viewers should be as vigilant as possible when making an inspection for their own personal safety.

VIEWING

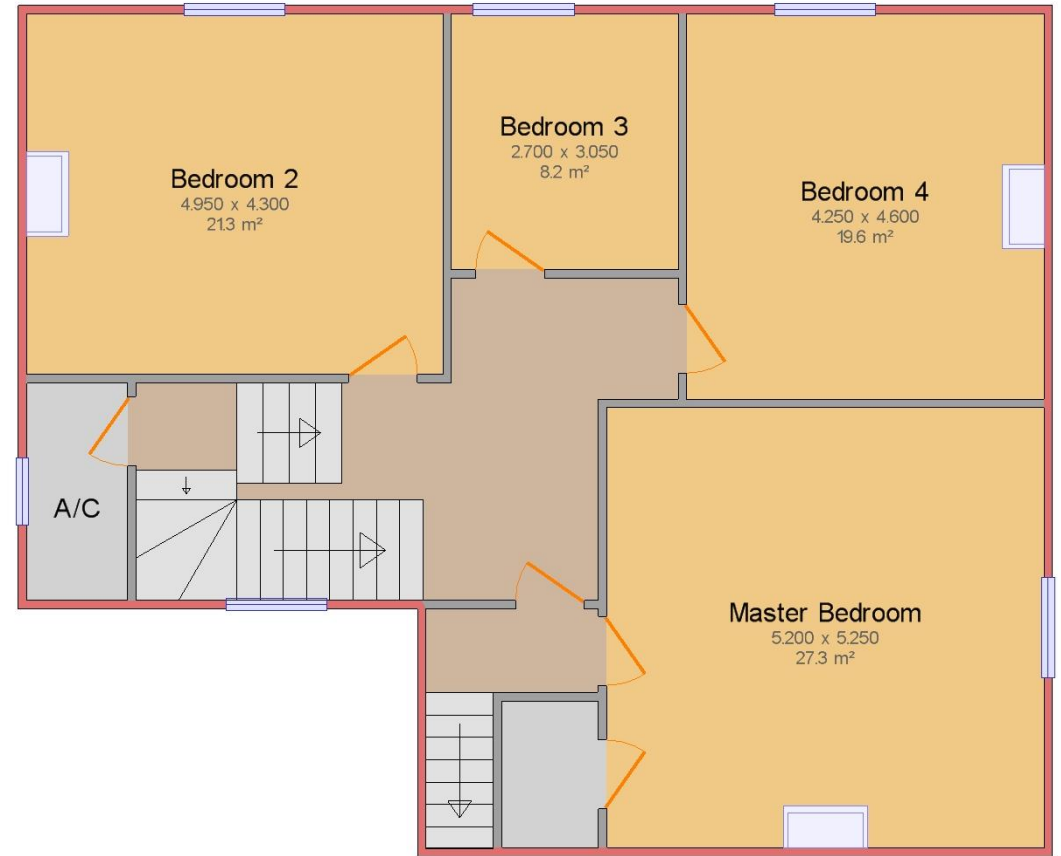
Strictly by appointment. It would be appreciated if only those parties with a genuine interest and an immediate ability to proceed express an interest to inspect. Potential purchasers should be aware that we do not believe the farmhouse is in a mortgageable condition.



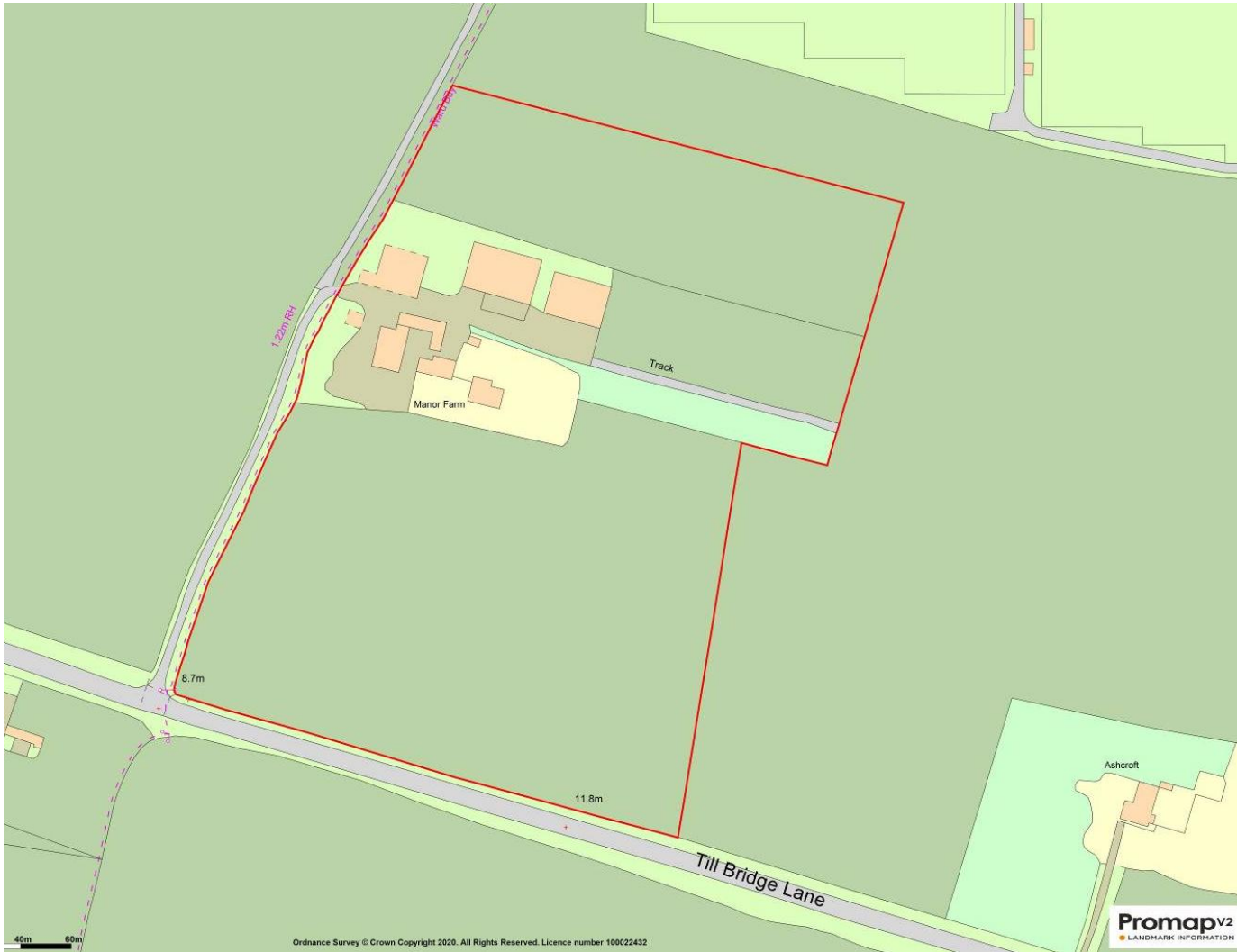
Ground Floor
Gross internal area: 120.5 m² (1297.0 ft²)



First Floor
Gross internal area: 106.4 m² (1145.1 ft²)



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



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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.