



Britannia Mill
Kexby, Gainsborough



Britannia Mill, Upton Road, Kexby, Gainsborough

A truly unique lifestyle and business opportunity, Britannia Mill is an exceptional converted mill complex set within approximately 1.5 acres in the sought-after village of Kexby. Combining extensive and versatile living accommodation with a substantial commercial building extending to approximately 9,125 sq ft, this remarkable property offers the perfect blend of rural living, business potential and future development opportunity via the outline planning consent for three self build dormer bungalows.

The impressive residence provides over 3,800 sq ft of characterful accommodation, centred around a superb double-height living room with exposed beams, an inglenook fireplace and wood-burning stove. The bespoke kitchen is fitted with granite worktops, a central island, Neff integrated appliances and a gas AGA, creating an outstanding heart of the home. The flexible layout includes six bedrooms, a dedicated study, conservatory, multiple reception areas and a principal suite with dressing room and en-suite bathroom.

Outside, the grounds have been thoughtfully arranged to maximise enjoyment of the rural setting, with extensive gardens, patios, a pond, barbecue area, tennis court, timber workshop, stable building and children's timber den. A further 3.34-acre grass paddock is available by separate negotiation.



Entrance Porch

Double glazed picture windows to side elevation, door to;

Entrance Hall

Built-in coat storage, radiator, door to;

Kitchen/Diner

Double glazed casement window to side elevation, bespoke fitted kitchen with granite worktop, Franke double sink and drainer, Franke built-in food bin, built in Neff appliances include dishwasher, oven, induction hob with extractor over, gas AGA range cooker, built-in fridge and separate freezer, microwave, separate island with granite worktop and further storage, doors to utility and conservatory.

Utility

Double glazed casement window to rear elevation, fitted wall and base units with stainless steel single drainer sink, Worcester boiler that was fitted around two years ago with 10 year warranty, space and plumbing for washing machine, radiator.

Conservatory

Brick and double glazed construction with doors to side elevation.

Sitting Room

Double glazed casement window to side of elevation, double glazed French doors to side elevation, three radiators, door to;

Shower Room

Double glazed casement window to rear elevation, three-piece suite comprising shower cubicle, wash basin in vanity unit, low flush WC, fully tiled walls, heated towel rail, extractor.

Bedroom Five

Double glazed casement window to front and side elevation, built-in wardrobe, radiator.

Art room/Bedroom Four

Double glazed casement window to front and side elevation, radiator, built-in storage.

Hallway

With door to side elevation, airing cupboard housing hot water tank, door to;

Study

Double glazed casement window to rear elevation, radiator.

Bedroom Six

Double glazed casement window to rear elevation, radiator.

Lounge

A substantial double height space with exposed beams and double glazed casement windows to front and rear elevation along with double glazed French doors, Inglenook fireplace with wood burning stove, four radiators, door to rear hallway and stairs to master bedroom.

Bedroom One

Double glazed casement window to front and rear elevation, two radiators, door to;

Dressing Room

Built-in wardrobes and double glazed casement window to side elevation.

En-Suite Bathroom

Double glazed casement window to rear elevation, four piece suite comprising panel bath with shower over, pedestal wash basin, bidet, mid flush WC, fully tiled walls, extractor, heated towel rail.



Rear Hallway

Double glazed casement window to side elevation, radiator, doors to bedrooms and door to garage.

Bedroom Three

Double glazed casement window to rear elevation, radiator, loft access.

Bedroom Two

Double glazed casement window to side elevation, radiator, loft access.

Bathroom

Double glazed Velux windows to side elevation, four piece suite comprising bath, hidden cistern WC, wash basin in vanity unit, shower cubicle with dual shower head, heated towel rail, part tiled walls, loft access.

Garage

With electric up and over door, Worcester boiler enabling this end of the property to be isolated from the other part of the house if desired, hot water tank.

Outside

The property sits in around 1.5 acres with a further 3.34 acre grass paddock available by separate negotiation. The front elevation offering a large tarmac driveway with lawned garden, low maintenance borders, patio and wood store. The side elevation has a further substantial tarmac driveway leading to the commercial building. The property has a paved patio wrapping around the side and rear elevation leading to lawned gardens, planted beds, pond, covered archway, barbecue area, tennis court and a further area to the rear of the commercial building which includes a tree house style timber den and swings. To the side of the commercial building there is a timber workshop and timber stable building which will be included in the sale.

Commercial Building

Extending to around 9,125 sq ft including the mezzanine. The seller used to run his business from this premises, but it is now vacant and offers a number of potential commercial uses subject to any further planning consents required. There is also an outline planning consent to erect 3 self build dormer bungalows which is covered in the Town & Country Planning Section. Please note there is a clause on the building that the occupier of this building must reside at Britannia Mill.

Entrance Hall

With radiator, alarm box and door to;

Plant Room

With controls for solar array and fuse boards.

Ladies WC

Double glazed casement window to front elevation, two piece suite comprising low flush WC, wash hand basin and radiator.

Kitchenette

Fitted wall and base units with stainless steel single drainer sink.

Office One

Double glazed casement window to side elevation, two radiators, door to hallway and further door to;

Office Two

Double glazed casement window side elevation, radiator.

Office Three

Double glazed casement window to side elevation, radiator.

Rear Hallway

Fire exit door, radiator, door to;

Office Four

Double glazed casement window to rear elevation, two radiators, door to;

Office Five

Two radiators and door to main warehouse.

Gents WC

Double glazed casement window to front elevation, Worcester boiler, two piece suite comprising wash hand basin and low flush WC.

Main Warehouse

Substantial open plan area with manual roller shutter door, three phase electricity, large mezzanine area with storage underneath.

Tenure & Possession

Freehold and for sale by private treaty.

Town & Country Planning

The site was granted outline planning permission by West Lindsey District Council on the 21st July 2026 under application number WL/2026/00325 to erect 3no. Self/ custom build dormer bungalows with access to be considered and not reserved for subsequent applications. Further information is available from the selling agents.

Services

The property has mains water, electric, gas and main sewer connections with under floor heating in the bathrooms. The commercial building has three phase electric and gas central heating. There is an array of 36 ground based solar panels which still have a feed in tariff for approximately 10 years. Further information on this will be available from the selling agent.

Council Tax

Band F

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

The property has fibre connection and the Ofcom suggest that standard, superfast and ultra fast broadband is available with a max download speed of 1000 Mbps and a max upload of 1000 Mbps.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

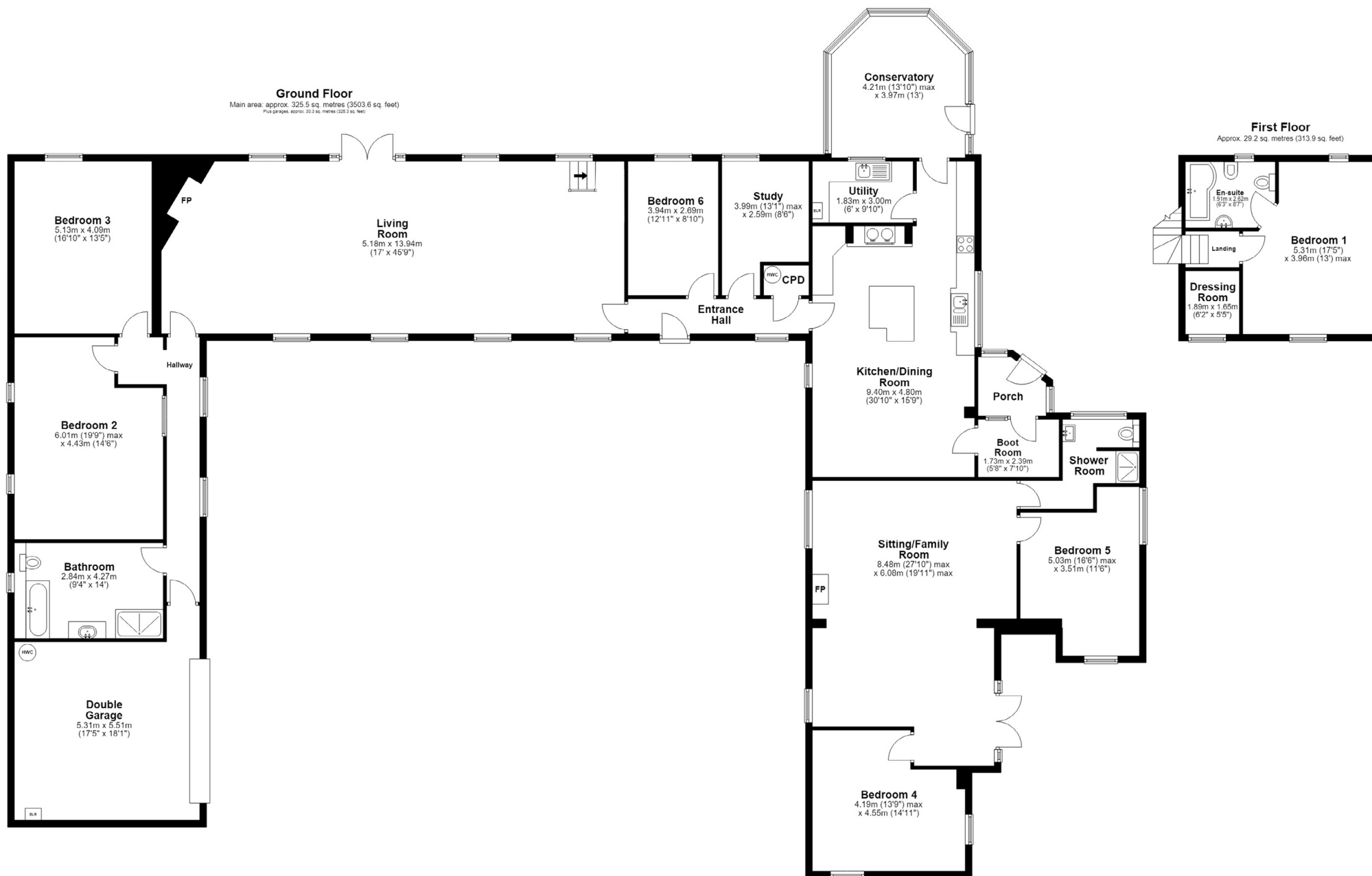
Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304





Main area: Approx. 354.7 sq. metres (3817.5 sq. feet)
Plus garages, approx. 30.3 sq. metres (328.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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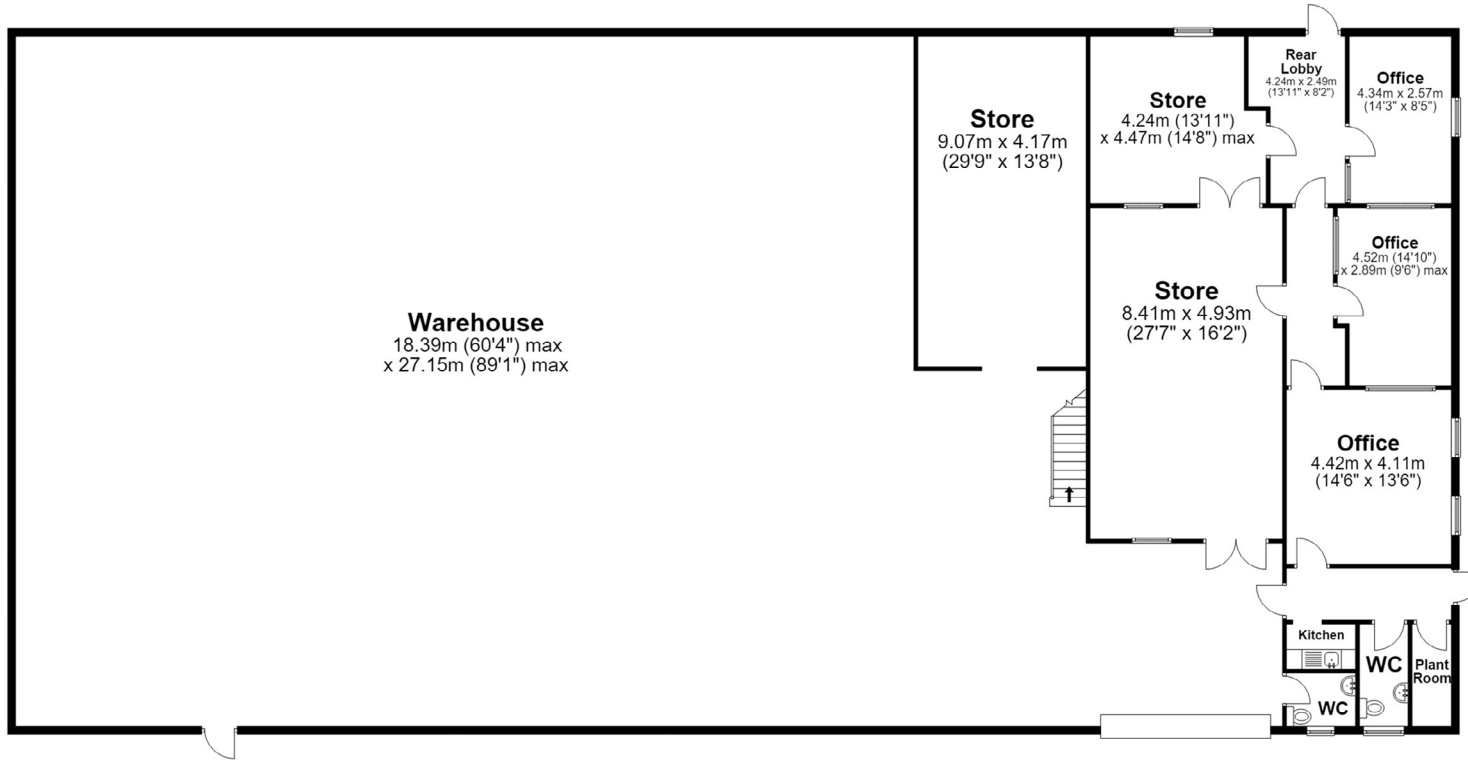
Britannia Mill, Kexby



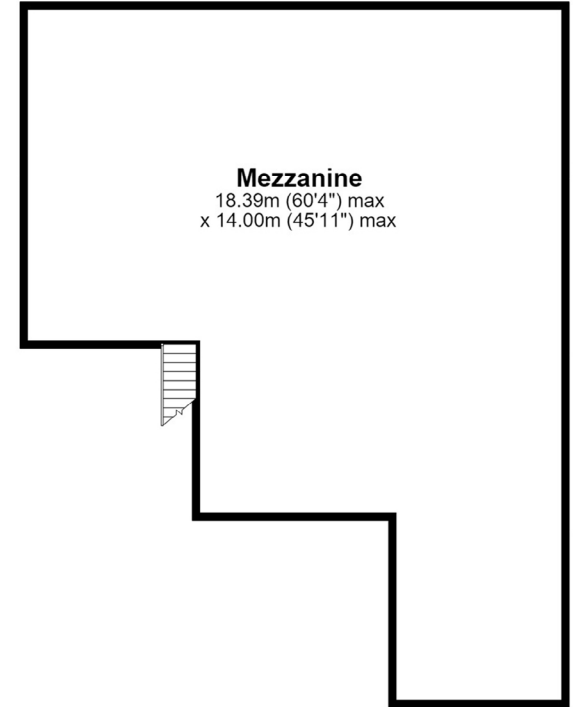




Ground Floor
Approx. 669.3 sq. metres (7197.3 sq. feet)



First Floor
Approx. 187.5 sq. metres (2010.1 sq. feet)



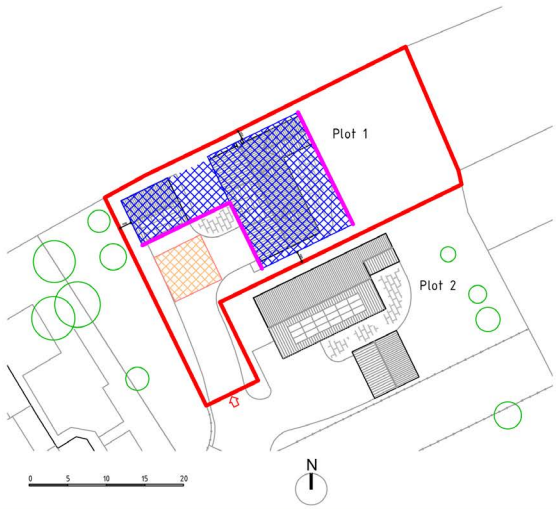
Total area: approx. 847.8 sq. metres (9125.5 sq. feet)

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Britannia Mill Warehouse, Kexby

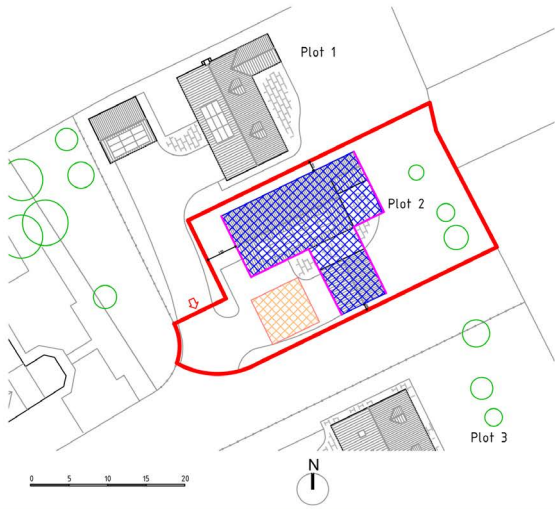
Kexby Mill Development Plot Passport

Plot Number: No. 1	indicative development: footprint
Unit Type: 4 bed detached dormer bungalow	
Location Character: semi rural	Vehicular Access:
Plot Area: 900sqm	
Maximum dwelling GIA: 250 sqm (28% of plot)	On Site Vehicular Parking:
Maximum Building Height: 7.63m	
Coordinates- Eastings, Northings: 487118, 386034	permissible building line:



Kexby Mill Development Plot Passport

Plot Number: No. 2	indicative development: footprint
Unit Type: 4 bed detached dormer bungalow	
Location Character: semi rural	Vehicular Access:
Plot Area: 777 sqm	
Maximum dwelling GIA: 250 sqm (32.5% of plot)	On Site Vehicular Parking:
Maximum Building Height: 6.60m	
Coordinates- Eastings, Northings: 487127, 386009	permissible building line:



Kexby Mill Development Plot Passport

Plot Number: No. 3	indicative development: footprint
Unit Type: 4 bed detached dormer bungalow	
Location Character: semi rural	Vehicular Access:
Plot Area: 1,466 sqm	
Maximum dwelling GIA: 366 sqm (25% of plot)	On Site Vehicular Parking:
Maximum Building Height: 7.35m	
Coordinates- Eastings, Northings: 487135, 385983	permissible building line:



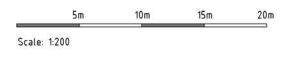
Material Palette:			
Facade Options:	Roof Options:	Windows & Doors:	Driveways:
Istock Ivanhoe Cottage Blend - or similar red multi brick	Standard Natural Slates - or similar appearance slates	uPVC casement windows/ part glazed doors - RAL 7038 or similar	Plaspave Sorrento Block Paving - Sarsen Stone

Material Palette:			
Facade Options:	Roof Options:	Windows & Doors:	Driveways:
Istock Ivanhoe Cottage Blend - or similar red multi brick	Standard Natural Slates - or similar appearance slates	uPVC casement windows/ part glazed doors - RAL 7038 or similar	Plaspave Sorrento Block Paving - Sarsen Stone

Material Palette:			
Facade Options:	Roof Options:	Windows & Doors:	Driveways:
Istock Ivanhoe Cottage Blend - or similar red multi brick	Standard Natural Slates - or similar appearance slates	uPVC casement windows/ part glazed doors - RAL 7038 or similar	Plaspave Sorrento Block Paving - Sarsen Stone



proposed site layout
Scale: 1:200



FLYNN
ARCHITECTURE

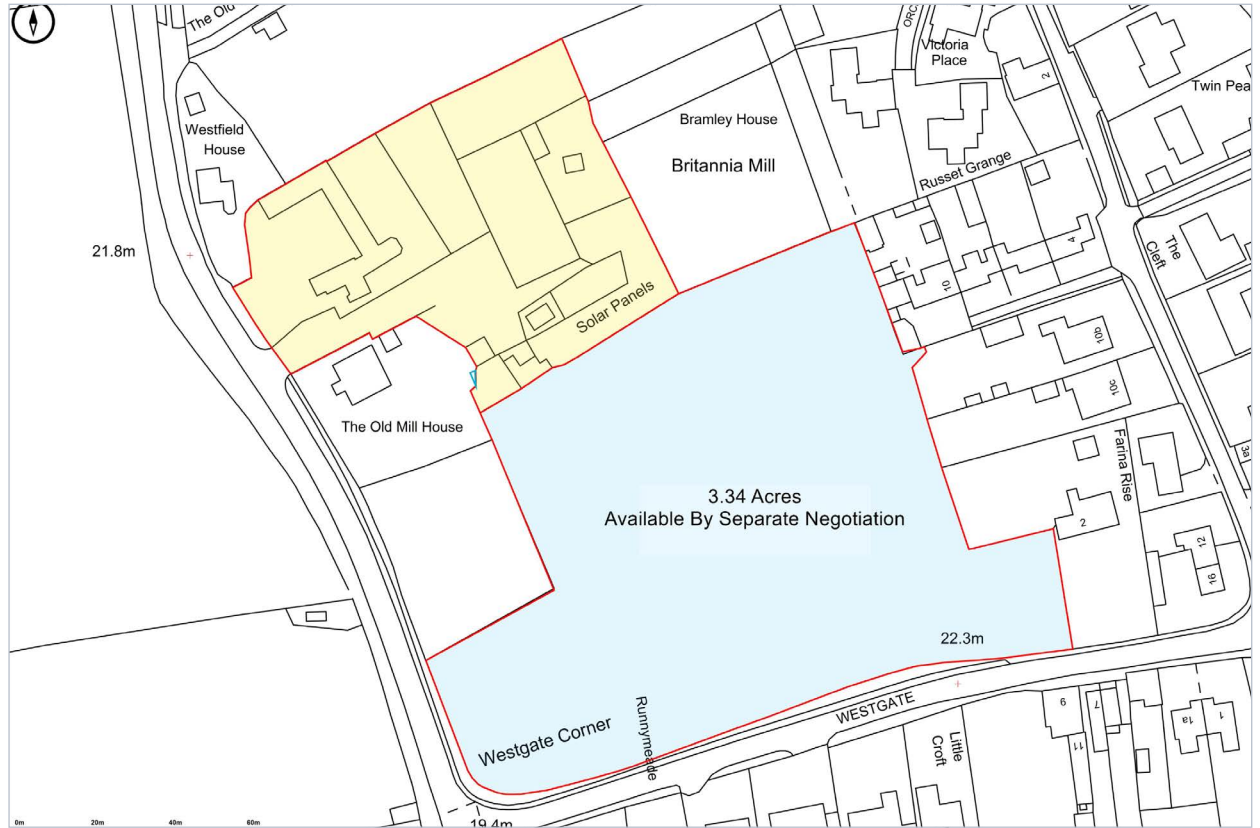


Outline Application - 3no. dormer bungalows
Land adj Britfanna Mill, Upton Road, Kexby
Client: Mr. & Mrs. Gore

Issue Status	
Consultation	
Planning	☒
B. Dept.	
Construction	

Title:
proposed site layout

Drawn by: KE/RG/HF/02
Scale: as indicated @ A1
Date: 16/03/2026



Directions - DN21 5NF
 From the A1500 Tillbridge Road turn right towards Stow.
 Stay on this road and travel through the villages of Stow and
 Willingham by Stow and then as you reach Kexby continue onto
 Upton Road where the property can be found on the right.

<https://what3words.com/munch.escaping.galloping>

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