



POPLAR FARM HIGH STREET SCUNTHORPE, DN17 3AG

£150,000
FREEHOLD

ONLINE Unconditional Auction Opening 2 November 2026

To register for the legal pack and bidding, please visit the website: auctionhouse.co.uk/lincolnshire

*Guide | £150,000 - £200,000 (plus fees)

Poplar Farm is prominently located on High Street, East Butterwick, well positioned for access to the surrounding villages, along with the towns of Scunthorpe and Gainsborough, both offering a wide range of amenities and facilities. Access to the M180/M18 road network is convenient and the City of Doncaster by default.



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POPLAR FARM HIGH STREET



DESCRIPTION

A wonderful and rare opportunity to acquire this detached family property, in need of a full scheme of renovation and improvement works throughout, but providing significant scope for the potential purchaser to create a wonderful homestead in this sought after village. Viewing highly recommended to appreciate the potential on offer.

Ground Floor

Entrance Hallway
Breakfasting Kitchen
Sitting Room
Dining Room
Utility/Laundry Room
WC

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

Outside

A wide range of attached barns, outbuildings and storage sheds are to the rear of the property. The property offers a driveway and ample courtyard parking, leading to a garage and large 2 bay car port area of one of the barns. The property occupies a site of approximately 1.4 acres in total, with a range of mature trees and shrubs, along with lawned garden area.

Material Information

Material Information

Please copy and paste the link below into your browser for a full breakdown of material information for this property
mip.urls.addland.com/88PmyTrGU956C3av8aDLKd

Tenure:

The property is freehold. All prospective bidders should satisfy themselves of terms of the tenure, ground rent and service charge if applicable, by inspecting the legal pack.

Council Tax:

The property falls within North Lincolnshire Council

Viewing:

Strictly by Appointment

Services:

Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities. NB: Services, Apparatus and Equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Information relating to Rating and Town and Country Planning matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. Information relating to Phone & Broadband can be found by visiting Ofcom. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them. Any potential rental incomes are approximate based on Rightmove data at the time of preparing the details and bidders are advised to check with a local agent for an accurate valuation.

Energy Efficiency Rating (EPC)

Current Rating E

Services

Interested parties are invited to make their own enquiries to the relevant authorities as to the availability of the services.

Local Authority

North Lincolnshire Council

Solicitors

Mason Baggott & Garton, Ref: Hayley Stringwell, Tel:
01652 654111

Important Notice to Prospective Buyers:

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Additional Fees

Buyer's Premium - 1.2% inc VAT of the purchase price, payable on exchange of contracts.

Administration Charge - 1.2% inc VAT of the purchase price, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

POPLAR FARM HIGH





POPLAR FARM HIGH

ADDITIONAL INFORMATION

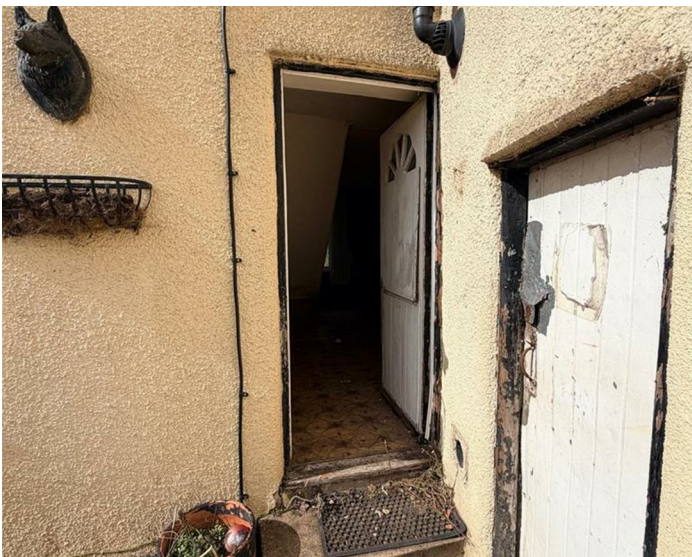
Local Authority –

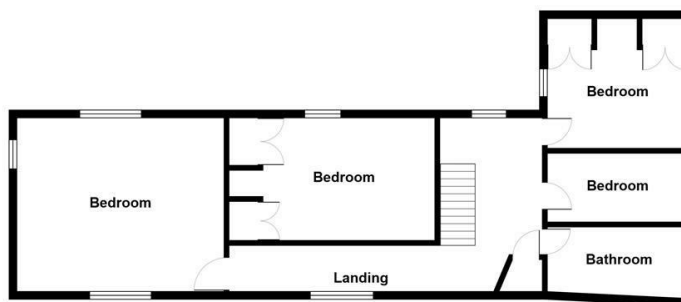
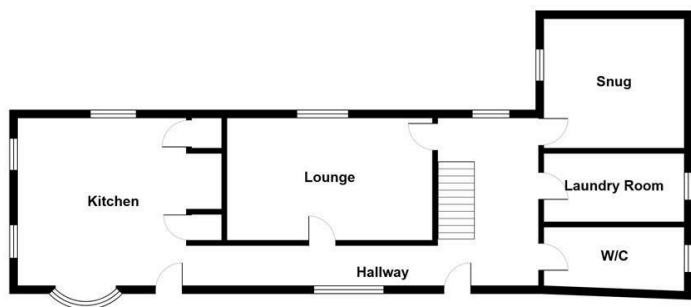
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1894.00 sq ft

Tenure – Freehold





For Identification Purposes Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

enquiries@biltons.co.uk

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<https://biltons.co.uk/>

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