



Hill Top Farm, High Street, Marton, Gainsborough, DN21 5AL **Guide Price: £205,000 (£900 + VAT Buyers Fee)**

Description

An attractive parcel of gently sloping grassland extending to around 8.53 acres which is divided into fenced paddocks. There is also a substantial commercial building offering around 1,400 sq ft with a good eaves height so a mezzanine level could be possible subject to any necessary consents. There is well made track leading to the building with the adjoining area being railed and gated with a permeable gravel surface. There is also a small pond, mature trees and hedged boundaries.

Directions

Follow the A156 towards Marton, the land can be found on your right hand side as you enter the village. There is a locked five bar gate with a Hill Top Farm sign on which leads to a well-made track all the way round to the building up the hill on the right of the site.

<https://what3words.com/luck.animates.friends>

Building

A steel framed building extending to 15.64m x 8.39m with a max eaves height of 5.27m. It offers an electric roller shutter door, further pedestrian door, electric, water and lighting. The adjoining area is railed and gated with a permeable gravel surface.

Access

Land is accessed directly from the A156 with two five bar gates spaced apart, allowing secure transportation of animals

The Land

The land is Grade 3 and is classified by the soil association as 711F Wickham 2 drift over Jurassic and cretaceous clay or mudstone. Slowly permeable seasonally waterlogged fine loamy over clayey, fine silty over clayey and clayey soils. Small areas of slowly permeable calcareous soils on steeper slopes.



Town & Country Planning

The land was granted planning permission by West Lindsey District Council on the 18th August 2015 for the erection of a barn/stable under application number 132960. A later application for the removal of condition 5 to change the use from recreational hobby purposes use to commercial business use was granted in March 2020 under application number 140762.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the auctioneers 01522 504360

Completion Date

Lot will be sold with a 10% deposit and up to 8 weeks for completion.

Solicitors

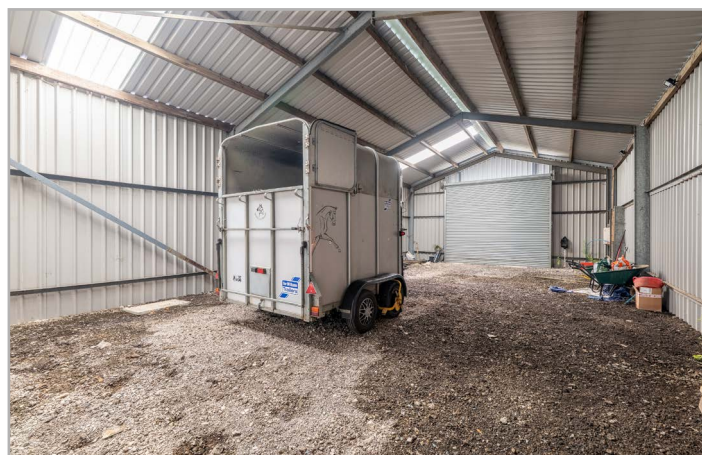
Julie Atkinson
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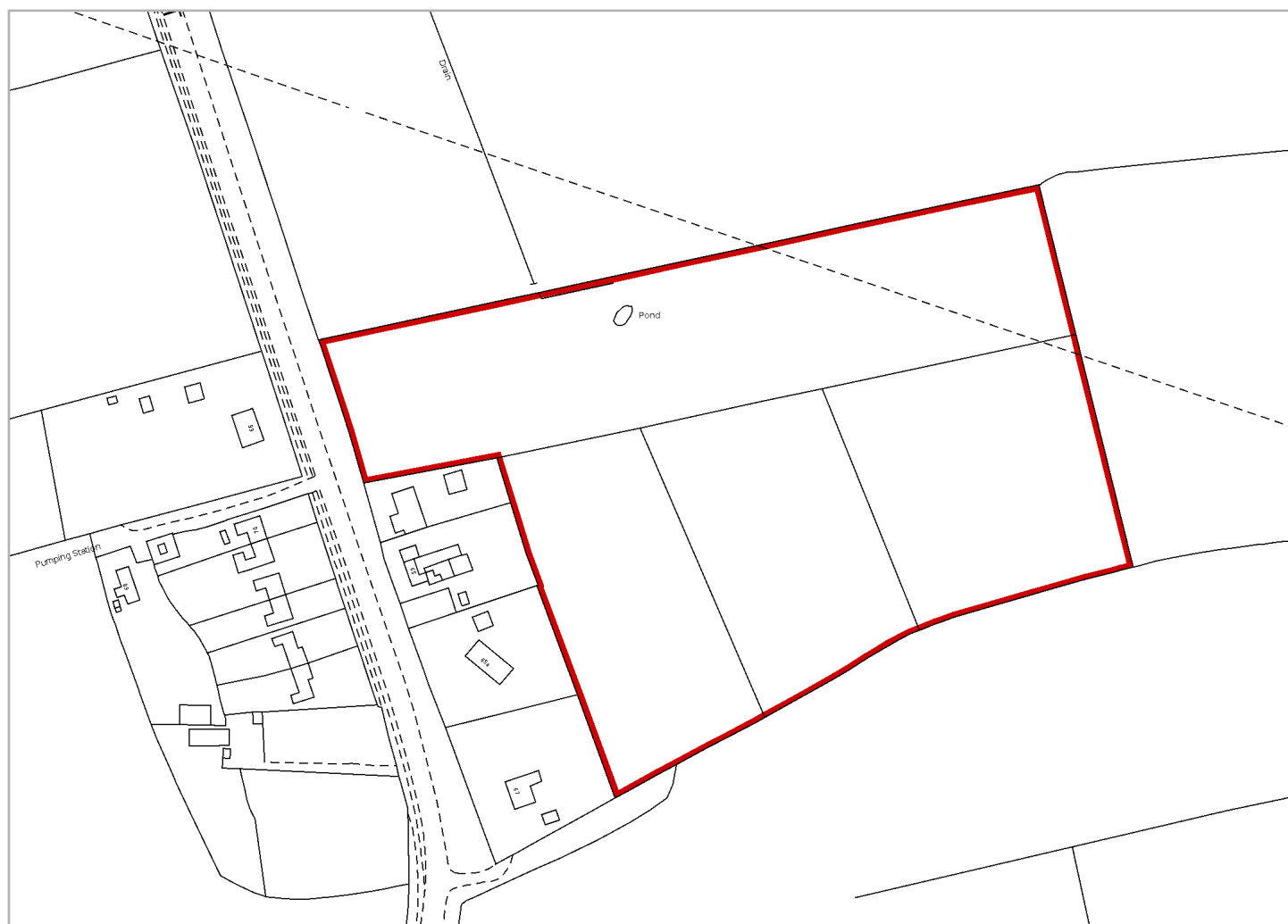
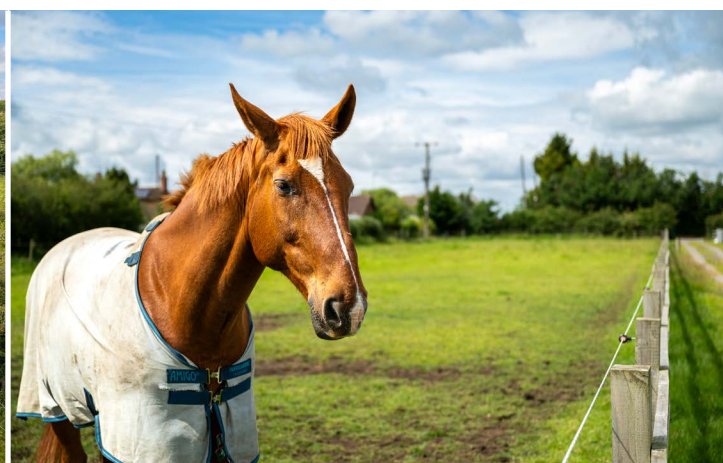
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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.