



Rose Farm Newark Road, Norton Disney,
Lincoln, LN6 9JS

Offers In Excess Of £1,250,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Rose Farm comprises a detached house, a range of modern general purpose farm buildings, and land within a ring fence extending to 44.9 acres or thereabouts. The property is situated on a country lane, close to the small village of Norton Disney. The land generally a light sandy loam in character is ideal for equestrian purposes.

The farmhouse built in 1967 is exceptionally well maintained and nicely decorated throughout. Constructed of cavity brick elevations under a tiled roof, the property has a solid fuel central heating system and double glazing throughout. The accommodation briefly provides a front porch, reception hall, separate dining room and kitchen. The first floor provides three bedrooms, a box room and family bathroom. There are gardens surrounding the property.

The agricultural buildings comprising modern general purpose and stock buildings, provide a gross internal area of 1,470 sq. m (15,800 sq. ft) approximately. There is a three phase electricity supply.

The holding is registered with the Rural Payments Agency, more recently used for sheep grazing and fodder crops.

The Parish of Norton Disney is located close to the Lincolnshire and Nottinghamshire border, 2 miles east of the A46 Fosse Way. Within the immediate vicinity of the property are scattered a number of cottages and a school. The central point of the village is the Grade I Listed Church, the village also supports a public house known as The Green Man, well known as a traditional village pub and restaurant. Norton Disney is steeped in character and a history dating back to the feudal times. It is well known for its links with the Disney family and Walt Disney personally visited the village in 1949, whilst filming the Disney film 'Treasure Island'.

The historic town of Newark on Trent is just 6.5 miles from the property. The town lies on the main East Coast railway line providing services between London and Edinburgh. Fast trains are capable of journey times from Newark Northgate to London King's Cross in just over 75 minutes. The city of Lincoln just 10 miles to the north provides

university education. There are local primary schools nearby at Collingham, Thurlby, Winthorpe and Bassingham. Private schools are at Highfields Preparatory at Newark and The Minster High School at Lincoln.

The farmhouse provides the following accommodation:

GROUND FLOOR

FRONT PORCH

8'11 x 4' (2.72m x 1.22m)

With Terrazzo tiled floor.

RECEPTION HALL

10'11 x 4'8 (3.33m x 1.42m)

With built-in cupboards and radiator.

LOUNGE

15'3 x 13'2 (4.65m x 4.01m)



With north and west facing windows. Radiator.

DINING ROOM

14'10 x 9' (4.52m x 2.74m)



With south and west facing windows, fireplace with marble surround and back boiler for the central heating system.

KITCHEN

11' x 11' (3.35m x 3.35m)



With base units, wall cupboards, working surfaces incorporating a one and a half sink unit. Terrazzo tiled floor.

FIRST FLOOR

LANDING

With built-in airing cupboard.

BEDROOM ONE

15' x 13' (4.57m x 3.96m)



Windows in the north and west elevations. Built-in wardrobes and radiator.

BEDROOM TWO

15' x 9' (4.57m x 2.74m)



Windows in the south and west elevations. Radiator.

BEDROOM THREE

11' x 7'8 (3.35m x 2.34m)



With built-in wardrobe and radiator.

BOX ROOM

7'6 x 3'7 (2.29m x 1.09m)

BATHROOM

7'7 x 6'11 (2.31m x 2.11m)



With bath, basin and close coupled WC.

OUTSIDE

There are gardens surrounding the property.

GARAGE

15'6 x 7'7 (4.72m x 2.31m)

Brick construction adjoining the property together with a coal house and outside WC.

GROSS INTERNAL AREA

The gross internal area of the house is 106.5 sq. m (1,150 sq. ft) approximately.

AGRICULTURAL BUILDINGS

GENERAL PURPOSE

135' x 30' (41.15m x 9.14m)

A steel framed building with breeze block walling to 2 metres height, open bays, concrete fibre corrugated roof and cladding. The building incorporates a secure workshop bay with roller shutter door.

STOCK BUILDING

90' x 60' (27.43m x 18.29m)

A Charcon concrete frame building constructed circa 1974, corrugated cladding and roof.

GENERAL PURPOSE

45' x 13' (13.72m x 3.96m)

A Charcon concrete frame building with breeze block walling to 2 metres height, corrugated cladding and roof.

STOCK BUILDING

75' x 45' (22.86m x 13.72m)

Robinsons steel frame building with timber frame lean-to.

POLE BARN STOCK PENS

GENERAL PURPOSE

60' x 40' (18.29m x 12.19m)

Galvanised steel frame cement fibre corrugated roof and cladding.

There is a concrete yard and apron areas.



Schedule of Land:

House garden and farm buildings - 0.85 ha (2.1 acre)

OS9016 Grassland - 4.78 ha (11.82 acre)

OS0308 Grassland - 4.61 ha (11.39 acre)

OS8090 Grassland - 7.93 ha (19.59 acre)

TOTAL - 18.17 ha (44.9 acre)

The OS field numbers referred to are parcel identity as listed in the Rural Land Register, a copy of which is available from the selling agents on request.



THE LAND



The land at Rose Farm is contained within a ring fence. This is a light sandy loam, at present down to grass for a hay crop and subsequently grazing.



VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under North Kesteven District Council Tax Band D.

TENURE

The property is freehold, HMLR Title number LL388848.

COVENANT

There is a covenant restricting development on land OS8090 south of the drain and part OS0308 east of the drain.

TENANTRIGHT

There will be no claim for Tenantright, growing crops or manurial values.

RURAL PAYMENT AGENCY ENTITLEMENTS

The entitlements are registered to the former C S & J E Wright.

SERVICES

Mains water and electricity are connected to the property. There is a three phase supply to a farm building. Drainage is by means of a septic tank (with soakaway system) installed just over 12 years ago.

POSSESSION

Vacant possession will be given on completion of the sale.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

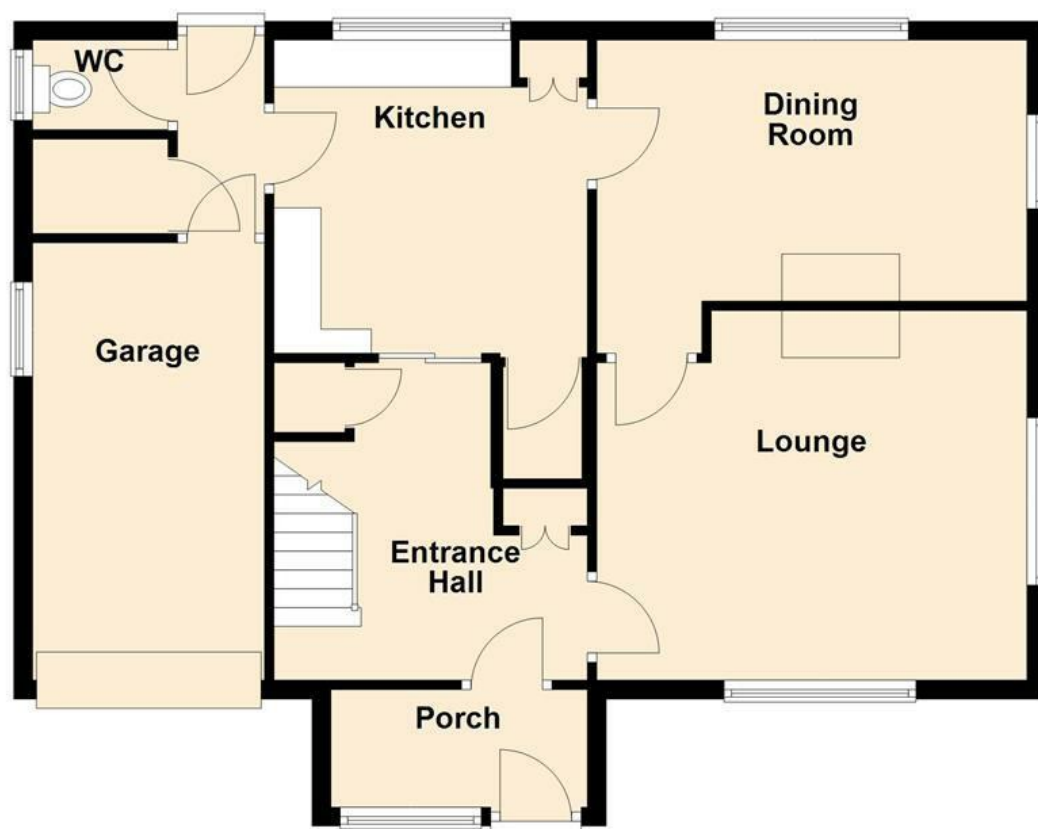


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Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



Total area: approx. 111.7 sq. metres (1202.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	71
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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