



## "Ten Acres" House & Café, Top Road

Osgodby | Market Rasen | LN8 3TG

Offers In The Region Of £475,000



Perkins George Mawer & Co.

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



# "Ten Acres" House & Café

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Offers In The Region Of £475,000

A unique opportunity to acquire a detached house (subject to occupancy condition), with annex and well established business, standing on a generous plot extending to about 1.27 Acres.

The property boasts a 3-bedroom spacious detached house, plus an adjoining two storey 1-bedroom annexe each with spacious living accommodation. In addition, situated at the road frontage is the Café business, offering seating for 40 diners and relevant facilities. Also offering income potential is the ability to run a HGV business from the property, with parking for 5 heavy goods vehicles (HGVs).

- Unique Home and Business opportunity
- 1-Bedroom Annexe
- 3-Bedroom Detached House opportunity
- Cafe Business with seating for 40 diners
- Parking for 5 HGVs

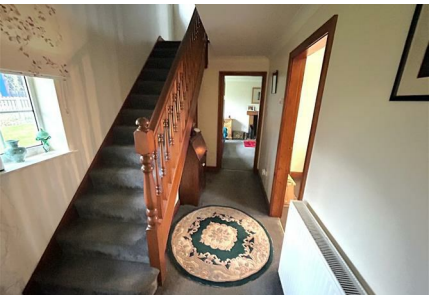
## Location

The property is located just off the main A46 road between Lincoln and Grimsby. The property has road frontage on to the A1103 road and is just 2.5 miles north of the market town Market Rasen.

Approximately 18 miles away are Immingham, the Humber bank amenities all offering a range of facilities and convenient access to the main M180 and motorway networks.







### Planning

The Planning Permission was granted with Conditions, stipulating that occupation of the house shall be limited to a person employed in the operation of the motor transport café, presently known as "Ten Acres Café" and operation of the HGV operation.

The Condition attached to the annex states that occupation of the annex shall be restricted to those employed or last employed in the operation of the motor transport café and HGV operation on land immediately to the north.

Prospective purchasers are encouraged to contact the Planning Department at West Lindsey District Council for further information and advice.

### The House

#### Ground Floor

##### Entrance Hall

With stairs to first floor, radiator, under stairs storage and doors on to main accommodation.

##### WC

Hand basin, WC and window.

##### Lounge

18'0" x 11'3" (5.50 x 3.45)

Timber and tiled surround fireplace hosting a wood burning stove, radiators and patio doors on to gardens.

##### Kitchen

11'1" x 17'8" (3.40 x 5.40)

Full fitted kitchen with wall and base units. Integral cooker and hob with extractor fan. Two windows looking on to rear.



### Conservatory

13'3" x 9'0" (4.05 x 2.75)

Dwarf brick walls, uPVC windows on all sides with fitted blinds and patio doors opening out on to paved area.

### Utility

Plumbing for washing machine and dryer.

### Office

8'10" x 5'6" (2.70 x 1.70)

Radiator and window overlooking front of the property.

### First Floor

#### Bedroom 1

18'0" x 9'4" (5.50 x 2.85)

Dual aspect with views of front and rear gardens.

#### Bedroom 2

12'7" x 8'6" (3.85 x 2.60)

Complete with En Suite bathroom comprising WC and separate sink.

#### Bedroom 3

11'1" x 7'6" (3.40 x 2.30)

Window overlooking front of the property.

### Bathroom

Spa bath with shower over, WC and separate pedestal sink plus heated towel rail.

### The Annex

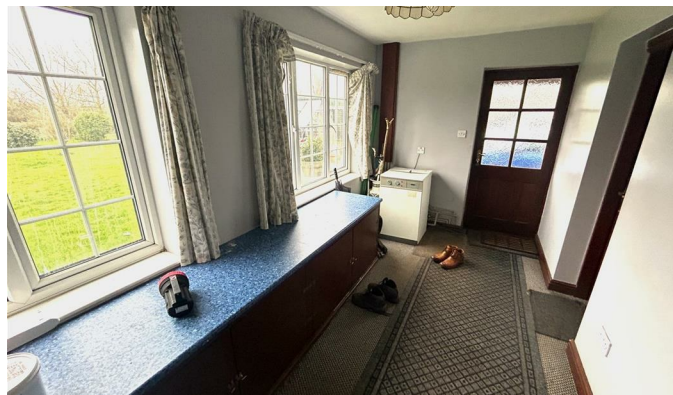
Accessed via a communal hallway on the ground floor, housing separate boilers for both the main house and annex.

### Ground Floor

#### Kitchen/Dining Room

18'0" x 8'10" (5.50 x 2.70)

Full fitted base and some wall units, cooker and integral sink. Tiled splashback and window overlooking garden.

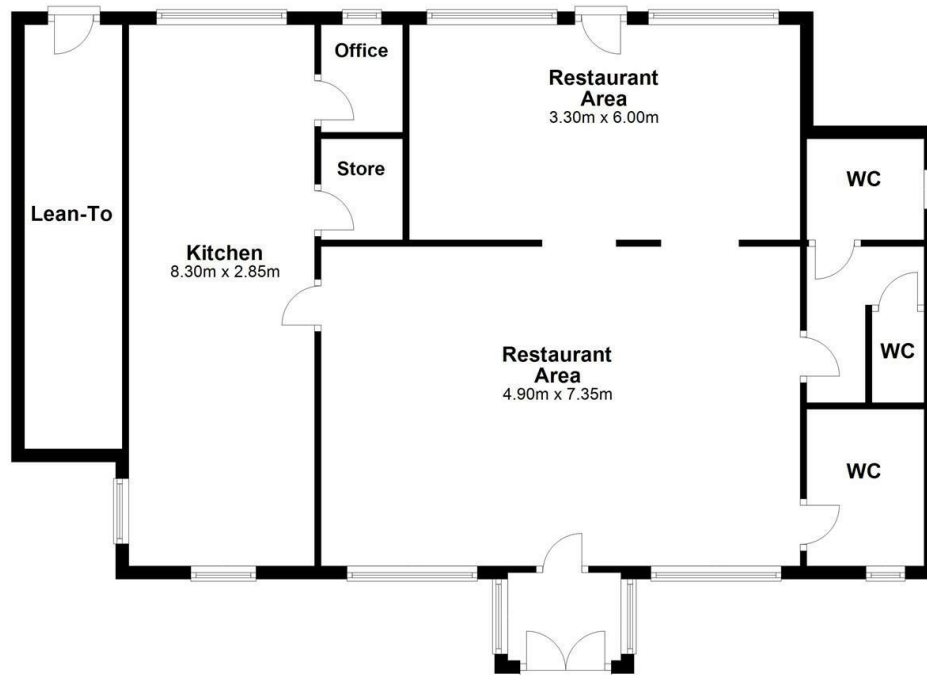






### Ground Floor

Approx. 110.9 sq. metres



Total area: approx. 110.9 sq. metres

Floor Plan is for illustration purposes only; Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

### L-Shaped Living Room

16'4" x 14'9" (5.00 x 4.50)

2 x windows overlooking the rear gardens.

### Bedroom

8'10" x 14'9" (2.70 x 4.50)

Radiator and window to the front of the property.

### Bathroom

Comprising WC, sink and bath fitted with shower over.

### Café

The café provides 40 seater accommodation and is sold with stock and contents.

### Kitchen Area

27'2" x 9'4" (8.30 x 2.85)

Double bowl sink unit, gas oven, deep fat fryer, fridge/freezer, dishwasher. drinks unit, plus small appliances.

### Office and Store

Accessed via the kitchen. Office overlooking the rear of the café.

### Restaurant Area

10'9" x 19'8" (3.30 x 6.00)

Doors to the rear of the property and seating area.

### Restaurant Area

16'0" x 24'1" (4.90 x 7.35)

Main access from the café entrance, with seating and counter area.

### Ladies & Gents WCs

### Lean-To

Located on the side of the café and accessed via an external door.



## Outside

The property benefits from road frontage and direct highway access. There is ample parking for both the café and HGV business elements of the property with a large areas of hardstanding. The House offers a pleasant patio area and lawned gardens, with shrubbery borders, a pond and garden shed to the rear.

## Services

The property is connected to mains water and electricity. Oil fired central heating systems are in existence at both the House and the Annex - each controlled by separate boiler systems. The Café has an electric heating system. The House and Annex have drainage to a private system. The Café is also connected to a private drainage system, this was recently installed and is believed to satisfy regulations at the time of writing.

## Tenure and Possession

The property is Freehold and is offered for sale with Vacant Possession on completion.

## Outgoings

Council Tax and Business Rates are payable to West Lindsey District Council. WLDC, Guildhall, Marshall's Yard, Gainsborough, Lincolnshire DN21 2NA | T: 01427 676676

## Method of Sale

The property is offered for sale by Private Treaty as a Whole.

## Viewing

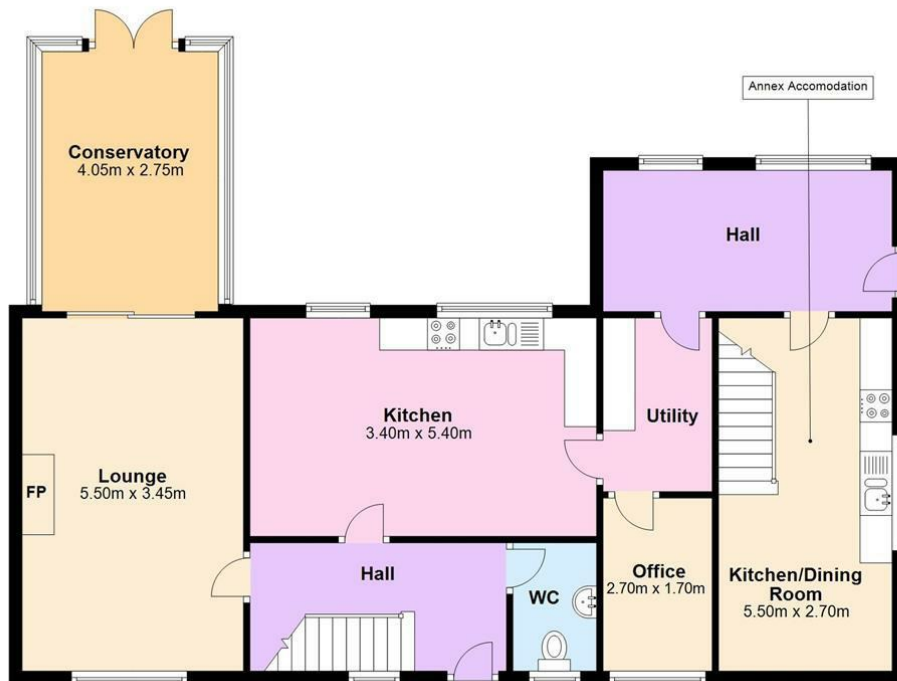
Viewing is strictly by appointment through the Selling Agents, Perkins George Mawer & Co.

## Buyer Identity Check

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

### Ground Floor

Approx. 96.3 sq. metres



### First Floor

Approx. 84.9 sq. metres











**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

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.