



## Ferry Lodge, Blankney Drove

Blankney Dales | Woodhall Spa | Lincolnshire | LN10 6XJ

Offers In Excess Of £200,000



Perkins George Mawer & Co.

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

# Ferry Lodge

Blankney Drove | Blankney Dales

Woodhall Spa | Lincolnshire | LN10 6XJ

Offers In Excess Of £200,000

Situated in open countryside lies Ferry Lodge, a charming bungalow lodge which benefits from having residential use and set in a generous 2.96 Acre plot.

With its log cabin aesthetic, this residence seamlessly blends into its natural surroundings, offering a unique living environment that is both serene and inviting.

Whether you're looking for a permanent residence or a weekend getaway, this property will appeal to a broad spectrum of prospective purchasers.

- Remote Rural Location
- Site Extends to 2.96 Acres
- Former Caravan Club Site - with Hook-Ups
- 1 x Dwelling 1 x Outbuilding
- Certificate of Lawful Use for Residential
- Redevelopment Potential (s.t.p.)

## Location

The property lies close to the River Witham and about 4.5 miles from the popular spa town of Woodhall Spa. Woodhall is situated on the southern edge of the Lincolnshire Wolds, 6 miles south-west of Horncastle, and 15 miles east-south-east of the City of Lincoln.





### Description

Ferry Lodge lies in about 2.96 Acres and comprises a wooden residential cabin, outbuilding and a former camp site. The Vendor has secured a Certificate of Lawful Use (ref: 15/0313/LDEXI) to permit residential occupation of the cabin. The property was historically Caravan Club certified site and still has the benefit of several (no. 5) electricity hook-up points.

Considered to offer significant amenity and an opportunity to enjoy the natural environment in a peaceful retreat surrounded by wildlife. Proximity to the river Witham also affords anglers convenient access to river fishing. A prospective purchaser may wish to consider the income potential deriving from leisure use.

### Accommodation

The cabin accommodation is arranged over a single floor and comprises:-

- \* 2 x Bedrooms
- \* 1 x Kitchen Diner
- \* 1 x Bathroom

### Outside

There is an additional wooden outbuilding providing useful on site storage/workshop. The building is complete with a concrete floor and electricity connection.

The adjoining paddock is ring-fenced and offers open views over the Fen and Lincolnshire's 'big sky' sunsets. It is laid to a long standing grass ley.

Access is directly off Blankney Drove, a public highway.

### Additional Land

A further 4.61 Acres of grassland lying to the south of the subject property is in common ownership and could be available by separate negotiation.



## Services

Mains water and mains electricity are connected. Drainage is to a private system (recently upgraded). There is an oil fired central heating system in existence. The property has also recently been re-roofed.

## Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

## Designations

The property and accompanying land is in Flood Zone 3, as classified by the Flood Map For Planning.

The land also lies within an Nitrate Vulnerable Zone (NVZ).

## Title

The land is registered under Title Number LL29944.

## Plans & Areas

These have been prepared as carefully as possible, They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

## Tenure & Possession

The Freehold is being offered with Vacant Possession on completion.

## Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

An overhead electricity transmission line traverses the land.

## Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

## Method of Sale

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

## Viewing

Viewing is strictly by appointment via the Selling Agent.

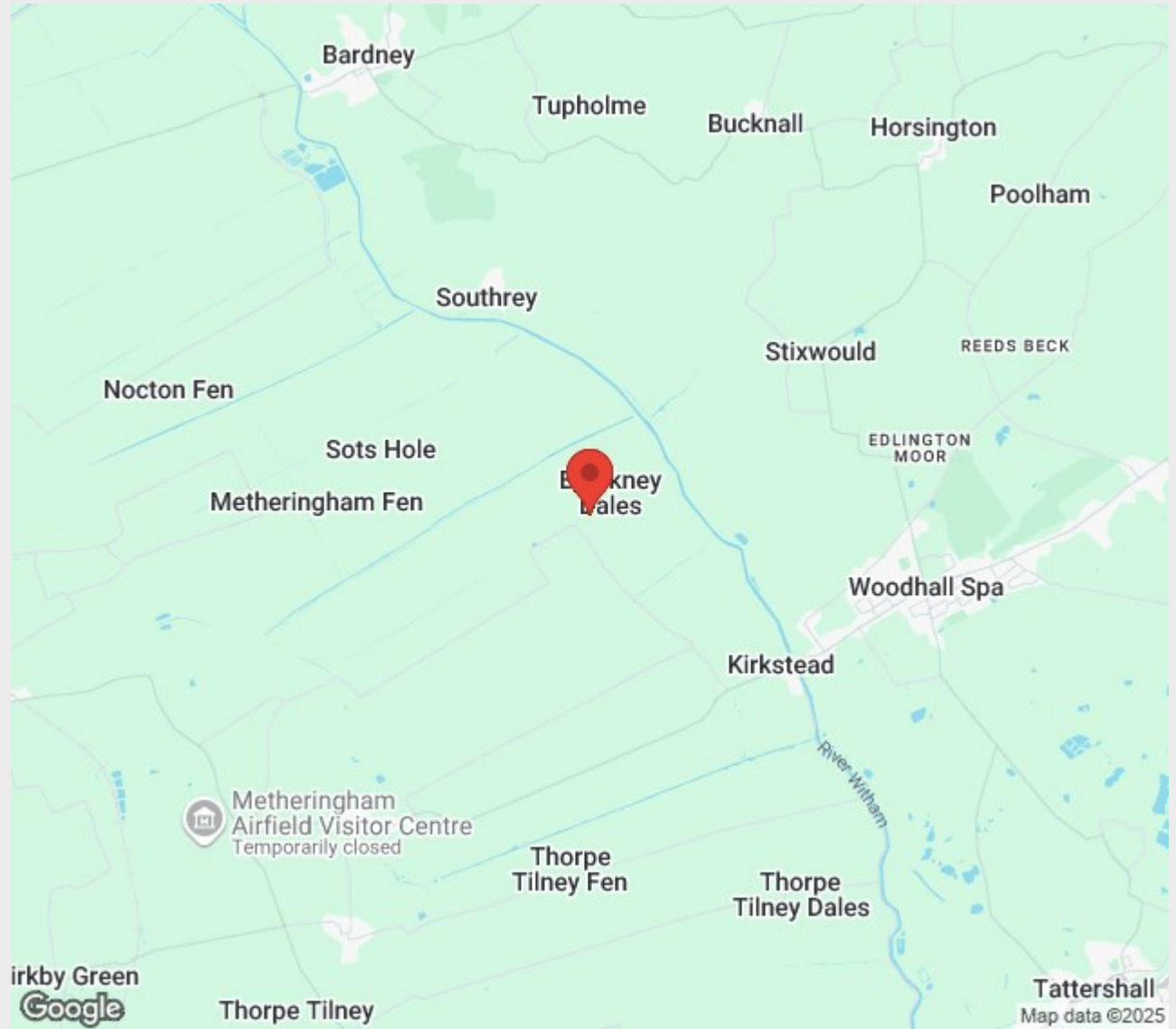
## Buyer Identity Check

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

## Additional Information

Council Tax Band: A (North Kesteven District Council)





**Perkins George Mawer & Co**

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

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.