

# 10.93 Acres - New Farm Bungalow, Lodge Lane

Minting | Horncastle | Lincolnshire | LN9 5NR

Guide Price £450,000



**Perkins George Mawer & Co.**

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

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An opportunity to acquire a residential smallholding in the open countryside. Lying in a quiet location on the edge of the Lincolnshire Wolds between Wragby and Horncastle.

- Detached bungalow in open countryside
- Grass paddock
- Considerable potential
- Substantial range of buildings
- Small lake
- Good location

## Location

the property is situated off the A158 Lincoln Road between Wragby (4.7 miles) and Horncastle (6.4 miles). The Cathedral City of Lincoln lies about 17 miles to the west. Wragby and Horncastle offer primary, secondary and grammar school opportunities together with pubs, shops and a range of health and wellness facilities.

New Farm Bungalow fronts onto a side road connecting to the A158 but benefits from being in the open countryside.





## Description

The property briefly comprises a detached bungalow, which would benefit from a scheme of improvement and renovation, together with an extensive range of both modern and some traditional brick and pantile buildings. There is also a small amenity lake within the ring fenced property which extends, in all, to 10.93 Acres (4.42 ha).

## Dwelling

A detached part brick and concrete tile bungalow with pebble dash render to the exterior. It enjoys an integral garage and has been extended into the roof space, albeit the access thereto is provided by a loft ladder type arrangement. uPVC double glazed throughout.

Mains electric is connected, together with water. Drainage is to a private system. Central heating is via bottled LPG gas.

The accommodation extends to about 158 sqm (1,707 sqft) and is described as follows: -

## Entrance Hall

From the rear leading on to;

## Kitchen

13'7" x 12'3" (4.15 x 3.75)

Window to rear elevation with white shaker style fitted units and laminate worktops and stainless steel drainer.

A door off the kitchen leads on to;

## Garage

Electric powered roller door and workbench with wooden shelving. Access panel to boarded low level loft area above.

## Dining Room

11'5" x 11'3" (3.50 x 3.45)

Window to south elevation and pine panelled boarding to ceiling and walls. Single radiator.

### Conservatory

With monopitch composite roof and uPVC constructions.

### Sitting Room

16'0" x 11'5" (4.90 x 3.50)

Pine panelled walls and ceiling and laminate wood floor. window to rear elevation, single radiator.

Entrance hallway to front door and providing access to;

### Bedroom

11'9"x 7'8" (3.60x 2.35)

With pine panelling to ceiling and walls, window to front elevation and single radiator.

### Sitting Room

20'4" x 11'9" (6.20 x 3.60)

Triple aspect windows to front, rear and side elevations and two wall mounted radiators. Loft access to 'room' above.

### Loft Room

21'3" x 14'5" (6.50 x 4.40)

Accessed via a ladder and boarded out with Juliette balcony to rear elevation and windows to all elevations. There are two radiators.

### Farm Buildings

Lying in close proximity to the east side of the dwelling are an extensive range of farm buildings as follows;

### Traditional Range

Mainly brick construction with replacement A/C corrugated sheet pitched roof(s). Former livestock accommodation with both stable doors and double sliding doors. Electricity meter box.

### General Purpose Building

58'1" x 45'6" (17.72 x 13.87)

'Boulton & Paul' 3-bay steel framed construction with part concrete block walls to side elevations. Open ended with upper cladding being part Yorkshire boarding / A/C corrugated sheet with 'Big 6' A/C sheet roof. Adjoining is;

### Straw Shed

34'11" x 20'4" (10.65 x 6.20)

3-bay, open sided with steel frame and concrete floor. 'Big 6' A/C corrugated sheet pitched roof.

### Dutch Barn

5'9" x 27'11" (1.76 x 8.52)

4-bay, steel framed with metal corrugated curved roof and concrete floor.

### General Purpose Building

79'11" x 38'8" (24.36 x 11.81)

4-bay, steel framed and concrete floor with part concrete block/Yorkshire board cladding to walls. Open access to side elevations. Pitched 'Big 6' A/C pitched sheet roof.

### Adjoining General Purpose Building

39'0" x 59'11" (11.9 x 18.28)

4-bay steel framed construction with part compacted earth floor and part sleeper/profile steel clad wall elevations with open access point and A/C pitched sheet roof.

### General Purpose Building/Workshop

4-bay with extension and lean-to, steel framed with concrete floor. A/C sheet pitched roof and mixed cladding materials to walls. Roller shutter door to elevation.

### Land

The property sits overall in about 10.93 Acres, within a ring fence. There is a small lake which is included in the above.

The land is in permanent pasture and has most recently been topped for management purposes.

It is classified as Grade III, and it falls within the Soilscape 18 according to the LandIS register and is described as having slightly acid, loamy and clayey soils.

### Services

Mains water and electricity are supplied to the farm buildings. It is believed a mains 3-phase supply is connected (to be confirmed).

### 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.

### Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

### Title

The property is registered with HM LR under Titles LL213411 and LL273762.

## Outgoings

It is believed there is a modest annual drainage outgoing, but this could not be confirmed.

The property is Council Tax Band A - payable to East Lindsey District Council.

## Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

## Tenure and Possession

The land is offered for sale Freehold, with Vacant Possession granted on completion.

## Tenantright

There will be no Tenantright payable. Dilapidations are not allowed.

## 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.

## VAT

None of the land is elected for VAT.

## Method of Sale

The property is offered for sale by Private Treaty.

## 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.

## Solicitor

Wilkin Chapman LLP

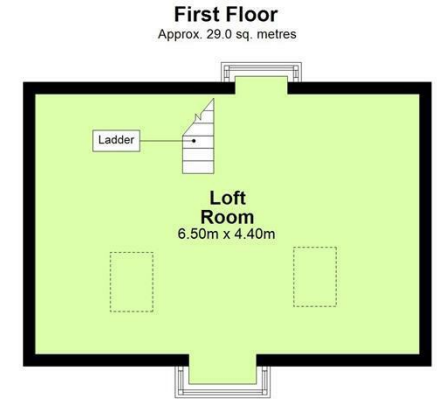
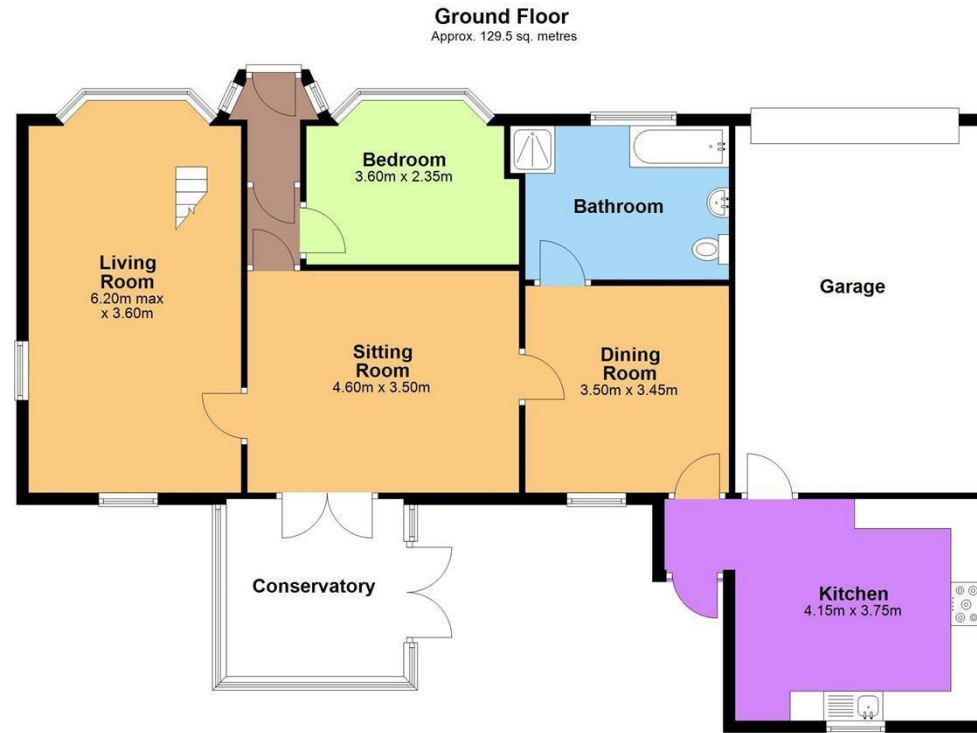
The Maltings, 11-15 Brayford Wharf East, Lincoln, LN5 7AY

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Total area: approx. 158.6 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>12</b>	
Not energy efficient - higher running costs		

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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.