

*Rural
and
Equestrian*

Grange Lane, North Kelsey LN7 6PE

M A S O N S

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An amazing opportunity to acquire a well-presented smallholding with land, outbuildings, and a development option, having planning permission under class Q to create a further dwelling from one agricultural barn and scope to apply for a further similar permission on a second substantial agricultural building. The land and grounds total around 22 acres (STS) (edged red on images) and for some years the grass has been successfully harvested for hay (which could be continued). There is a smart, modernised 3-bedroom dwelling, a fine American Barn for equestrian or general use and a tall pole barn incorporating a further stable. NB opportunity to acquire an additional 14 acres of land (STS) (edged blue on images) by negotiation.





Planning

Under Part 3 Class Q of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), prior approval is required and was granted on 26th May 2020 for change of use of the agricultural building shown left and positioned to the right in the image below to 1 no. dwelling subject to conditions. Potential buyers might well consider an application under the same schedule for the Straw/Hay-Barn with Implement Shed and the sellers will certify the agricultural use of this building over the relevant period on request.

Copy the following link into an internet browser and enter the property postcode to access the planning details:

<https://planning.west-lindsey.gov.uk/planning/results.asp>



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This versatile smallholding comprises a smart detached dormer style bungalow, a useful range of well-maintained outbuildings, development potential and scope to work the land for a variety of uses to include equestrian, agriculture, horticultural or leisure (STP as may be required). Alternatively, there is an ongoing demand for hay from established clients if the buyer wishes to continue the present activities – the associated equipment is all available for purchase by separate negotiation if required.

The property stands in a country setting close to the Lincolnshire Wolds - an area of outstanding natural beauty. The property also falls within the catchment area of the highly regarded Caistor Grammar School.

Some of the land is registered for farm-based subsidies and in the Rural Payments Agency Basic Payment Scheme (BPS). The entitlements are available to purchase by separate negotiation on completion.

The existing dwelling features:

- OPEN PLAN LOUNGE, KITCHEN & DINER
- THREE BEDROOMS
- FITTED BATHROOM & SEPERATE W.C
- OIL C/H SYSTEM & DOUBLE GLAZING
- ENCLOSED GARDEN AND GARAGE
- ENERGY RATING D



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FRONT GARDEN

The front of the property has a neat, low maintenance paved and gravelled garden and driveway which leads to the double garage. Ample turning and parking area behind a brick boundary wall with gates, and raised brick walled flower planters. This garden is fully enclosed with side gates to the rear and side garden.

Accommodation

(Approximate room/building sizes are shown on the floorplans which are indicative of layout and not to scale)

ENTRANCE HALL

A large L shaped hall with stairs rising to the first floor, two wall mounted radiators, coving to the ceiling, laminate flooring and doors off to all ground floor rooms.

KITCHEN

12' 1" x 11' 9" (3.7m x 3.6m) Newly fitted with a range of base and wall units in coordinating shades of grey. High-gloss base and wall units, integrated dishwasher and refrigerator, high gloss ceramic floor



tiling and modern one-and-a-half bowl sink unit. Stoves range cooker with 5 induction plates, double-oven, grill, glass splashback and wide cooker hood. Coved ceiling, wall mounted radiator and window to the rear aspect.

DINING AREA

11' 9" x 11' 5" (3.6m x 3.5m) Open plan from the kitchen and having French doors to the rear garden, coving to the ceiling and wall mounted radiator. Open to:-

LOUNGE

17' 4" x 14' 11" (5.30m x 4.56m) The lounge has a fitted Montrose multi fuel stove, coving to the ceiling and dado rails to the walls, dual aspect windows to front and side aspects and wall mounted radiator.

UTILITY ROOM

8' 10" x 8' 6" (2.7m x 2.6m) Having a range of fitted cupboards with sink unit, Worcester boiler, space and plumbing for an automatic washing machine and window to the rear aspect.

REAR PORCH

Accessed from the main hallway, covered porch which has doors to both the front and rear of the property and pedestrian door into the garage.



MASTER BEDROOM

15' 1" x 12' 5" (4.6m x 3.8m) Having a range of built in wardrobes, coving to the ceiling, wall mounted radiator and window to the front aspect.

BATHROOM

9' 0" x 6' 8" (2.75m x 2.05m) Fitted with a four-piece suit comprising corner shower, bath, low flush W.C, and pedestal hand basin in a vanity unit. It is fully tiled to mid height, has ceramic floor tiles, wall mounted radiator and window to the rear aspect.

STAIRS AND LANDING

Stairs rise from the main entrance hall to the spacious first floor landing which has a Velux style window, three under eaves storage cupboards, wall mounted radiator, airing cupboard housing the hot water tank, and small cloakroom with low flush W.C., hand basin and extractor fan.

BEDROOM TWO

15' 5" x 9' 10" (4.70m x 3.0m) Having a window to the side aspect and wall mounted radiator.

BEDROOM THREE

11' 9" x 9' 10" (3.6m x 3.0m) Having built in storage, wall mounted radiator and window to the side aspect.

NB Carpets, curtains and light fittings are included in the sale



OUTSIDE

The enclosed rear garden is mainly laid to lawn with paved seating areas and pedestrian gate into the paddock. A summer house and two garden sheds are included in the sale

DOUBLE GARAGE

19' 8" x 19' 0" (6.0m x 5.8m) Double garage with two separate electric roller shutter doors and a side pedestrian door leading into the covered porch.

OUTBUILDINGS AND LAND

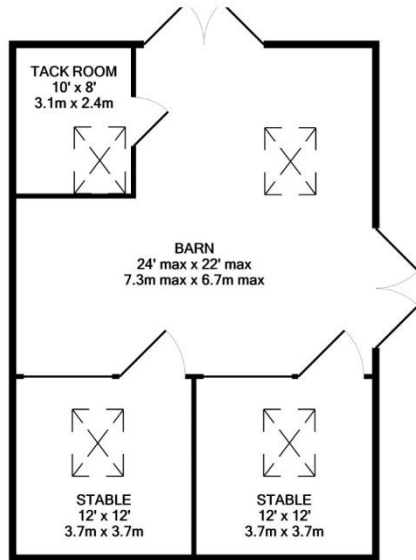
THE AMERICAN BARN

was constructed by Marshgate Timber in 2017 and has been superbly maintained with water supply, strip lighting and a separate electricity consumer unit. There are two stables, tack room and an open L shaped barn with 4 skylight windows over and two double door entrances.

THE POLE BARN

Adjacent, is a high structure built around 2009 and ideal for taller vehicles, horsebox or trailers and at present incorporating a further stable at the rear.

These buildings and the main barn are accessed over clean, gravelled driveways with ample parking and turning areas from a separate galvanised gate at the front, the access drive passing a small grass paddock adjacent with a similar side paddock on the far side of the bungalow. Beyond the formal gardens is a large fruit orchard mainly enclosed by hedges.

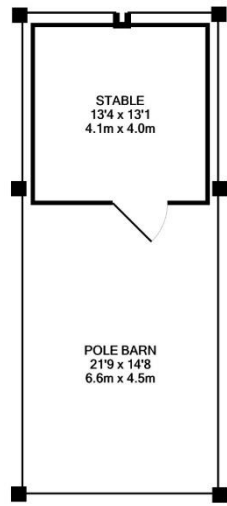


AMERICAN BARN
APPROX. FLOOR
AREA 816 SQ.FT.
(75.8 SQ.M.)

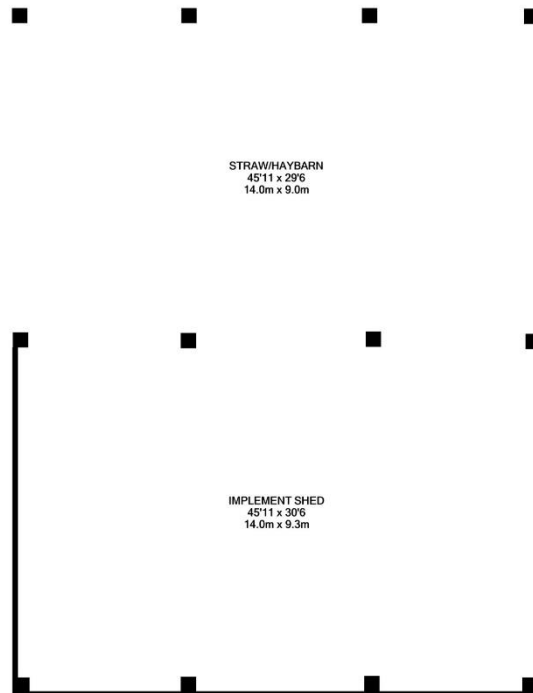


THE STRAW / HAY-BARN

Is a concrete portal framed building of around 1973 with tall open sided rear section, enclosed implement shed with side sliding door and corrugated roofing.

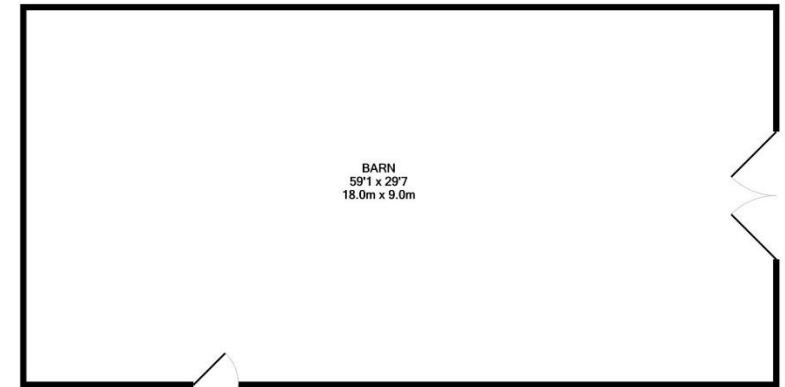


POLE BARN INCORPORATING STABLE BARN
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)



STRAW/HAYBARN AND IMPLEMENT SHED
APPROX. FLOOR
AREA 2758 SQ.FT.
(256.2 SQ.M.)





BARN
59'1" x 29'7"
18.0m x 9.0m

BARN
APPROX. FLOOR
AREA 1748 SQ.FT.
(162.4 SQ.M.)



THE LARGE BARN

Is a concrete portal framed building of around 1970 with block and timber walls, part-panelled under a high corrugated roof with light and power supply, double door main access and side pedestrian door. Currently the building houses the tractor, equipment and is used for general storage and as a workshop.

Further grass paddock to the rear of the large barn with a FIELD SHELTER on skids, and hedge lined grass track leading to the land beyond which is also, mainly enclosed by hedges and laid to grass.

There is a nominal annual payment to the Environment Agency in respect of a land drain.

LOCAL COUNCIL

West Lindsey District Council 01427 676676

TENURE Freehold to be confirmed by solicitors.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Red/blue-lined aerial images show approximate boundaries based on information supplied and should be verified for accuracy against the contract plans on sale. We are advised that the property is connected to mains water and electricity whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

The property is sold subject to and with the benefit of all easements, wayleaves and rights of way whether public or private and whether or not mentioned in these particulars of sale.

VIEWINGS

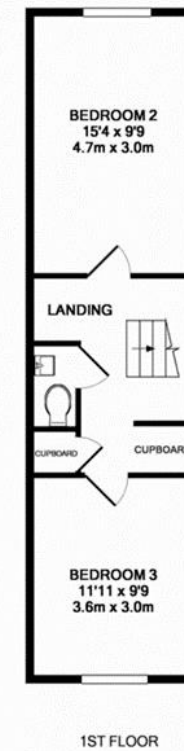
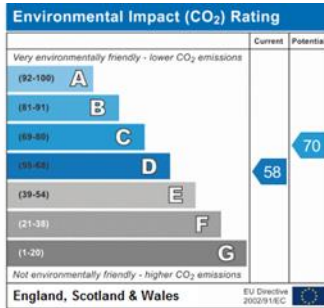
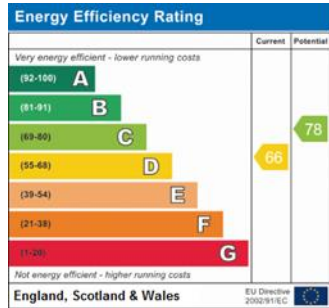
By appointment only through the agent – call Masons on 01507 350500. The owners advise that all viewings are carried out by applicants at their own risk and have respectfully requested that children do not attend viewings for safety reasons.







Floor Plans and EPC Graph
NB A PDF copy of the full EPC can be emailed on request



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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