



Unique Development Opportunity
Manor Farm Yard, Humberston, DN36 4JE

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Unique Courtyard Development Opportunity, Manor Farm, Humberston, DN36 4JE

A fantastic opportunity to create a prestigious and characterful residential courtyard development incorporating Grade 2 Listed outbuildings in a unique setting adjacent to, and sharing the approach to the Listed Manor House which stands in protected grounds of historic national significance adjacent to the Church of St Peter.

- Full Planning Permission for the conversion of existing barns into 5 dwellings and the erection of 4 new Dwellings (one of which is to be constructed for the seller by the purchaser)
- Positioned directly adjacent to the protected site of the 13th and 14th Century Humberston Abbey
- Located in the sought-after village of Humberston, with easy access to Cleethorpes and Grimsby together with the road and rail networks
- Private southerly outlook over historic grassland and open fields
- For Sale by private treaty as a whole

Guide Price:- £450,000

Sole Agents:

Masons Chartered Surveyors
Cornmarket, Louth,
Lincolnshire LN11 9QD

T 01507 350500
enquiries@masons-surveyors.co.uk



Situation and Directions

The property is situated in Humberston, a village some 4.5 miles to the south of the centre of Grimsby. To proceed to the property from Louth, follow the A16 towards Grimsby. After approximately 11 miles, turn right at Toll Bar roundabout onto Station Road (B1219) towards New Waltham. Continue straight onto Humberston Avenue, one of the prime residential areas of Grimsby.

At the end of the road, turn right. The entrance to the property will then be found immediately on the left, directly off Tetney Road. A

Masons 'For Sale' board will be outside the property. The property is located within an attractive, sought after location for families, young professionals and retirees wishing to purchase a special one off property.

The Property and its History

Originally part of the working Manor Farmyard, the whole planning site including all nine proposed dwellings comprises the area edged in red together with the area shaded blue on the site plan below. The site has become unsuitable for the requirements of modern day

farming and the traditional buildings have fallen into disrepair. The land upon which the adjacent Manor House stands is the site of a former Abbey and is designated an Ancient Monument under the Ancient Monuments and Archaeological Areas Act 1979. The Manor House is also a Grade II listed building. For the sake of clarity the Manor House is in separate ownership. More detailed information on the history of the buildings can be found by visiting the Historic England website and searching for the IOE numbers 164365 164396 and 164397 (the Listed Ice House in the grounds of The Manor House), whilst the list entry number for Humberston Abbey is 1020424

The traditional buildings are Grade II listed and comprise a U shaped stable complex, a two storey barn and cartsheds. The buildings are constructed predominantly of red brick in Flemish bond.

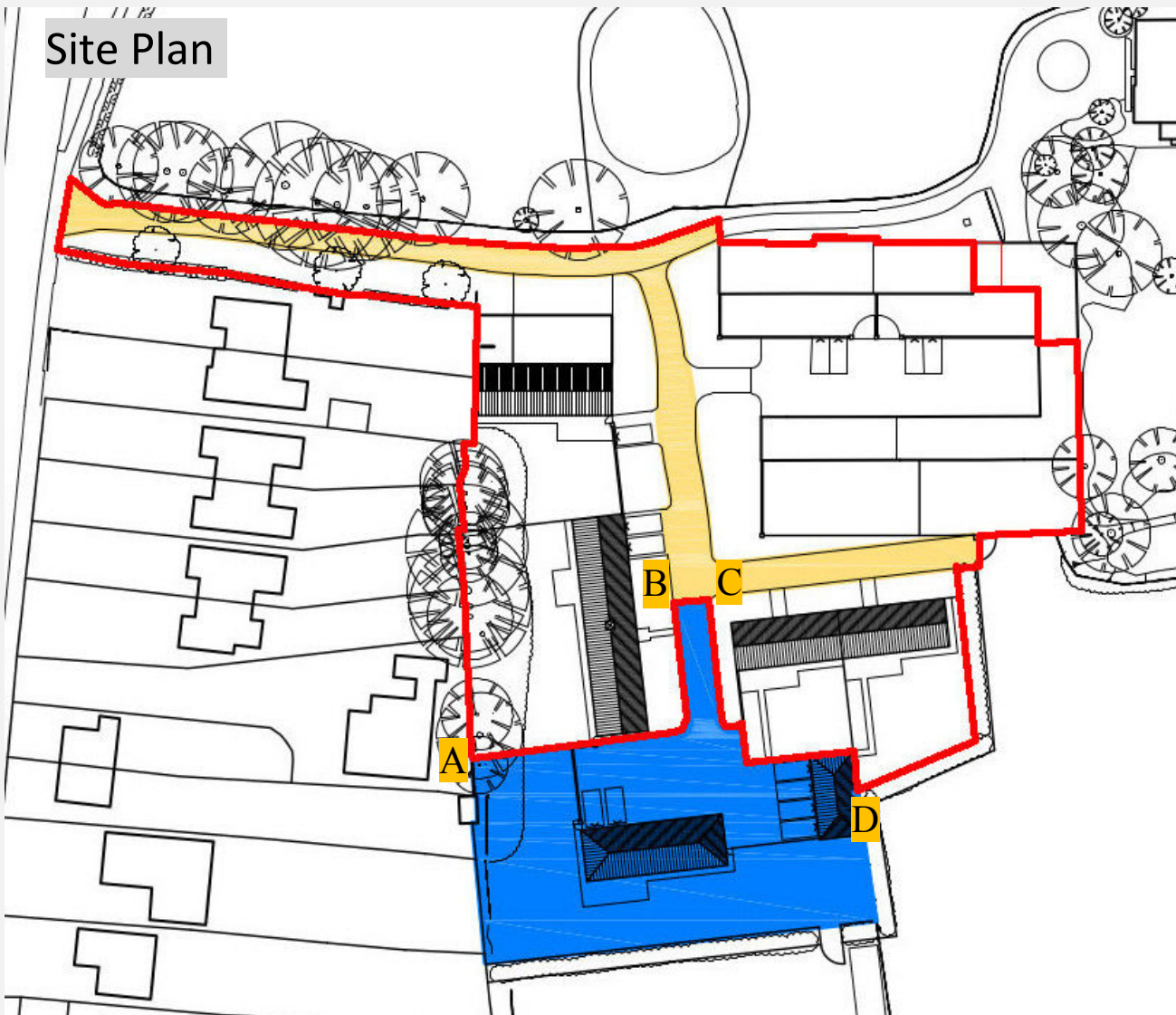
The roof is a mixture of pantiles and to the south side of the two storey building, towards the east end, of corrugated asbestos. The more modern buildings comprise a barrel vaulted barn, steel portal frame building and grain storage bins. In accordance with the planning consent granted, the more modern buildings would be demolished to make way for the new dwellings.



Planning Permission

Full Planning Permission and Listed Building Consent was granted under application DM/0200/16/LBC and DM/0199/16/FUL on 14th October 2016. Full details of the planning permission and all the plans are available to download from the North East Lincolnshire Council website: <https://www.nelincs.gov.uk/planning-and-development>. Electronic copies of the various documents are also available from the selling agent. The planning consent is for a bespoke, high quality residential courtyard development, converting the existing barns into single and two storey properties. The site is located within a superb setting and the planning proposal is befitting of the history and style of the adjoining Manor House and its

Site Plan



grounds. The detailed proposed exterior following conversion of the existing barns has been sympathetically designed to provide appropriate door and window styles within former openings.



In addition to the conversion of the existing barns, the planning permission grants consent for the erection of four further properties and the demolition of the utilitarian agricultural buildings. The proposed scheme has been considered in great detail and designed to enhance the character of this historic area of the village. We strongly recommend that interested parties review these documents carefully before submitting offers or expressions of interest.



Licence to Build

At the time of the contract for sale of the development land and buildings it is intended that the vendor will retain one plot (coloured blue on the Site Plan) and enter into a contract with the developer or building contractor to build "Plot 7" to an agreed detailed specification. The purchaser will therefore need to reflect the building cost of this dwelling in the price which they are prepared to offer for the site.

The seller has prepared a detailed specification for the "Plot 7" and a copy of this document is available from the selling agent. The freehold ownership of "Plot 7" will remain with the seller together with rights for access and services. Further details are available from the selling agent.

Rights of Access

In addition to the right of way to the sellers retained land, shown in yellow on the plan, a right of way over the driveway shown in yellow will also be reserved in order to access the adjacent agricultural land. The maintenance liability will be shared with the rest of the site and maintenance will be according to user. The access must be kept free during the construction phase as access to the sellers retained land will be required at all times with or without vehicles and horsebox. The Manor House has a right of way across part of the driveway with a shared liability for maintenance according to user.

Alteration of Planning Consent

In addition to the planning/conservation process and in order to protect the amenity of the eventual and adjoining owners, a covenant will require the approval and permission of the vendors and their successors in title, to any alterations proposed for the appearance or frontage of the dwellings, such permission not to be unreasonably withheld.

Maintenance of Access and Grass verges

On the completion of the development, the proposal is for a management company to be set up for the maintenance of the driveway and shared grass verges etc.

Fencing

The buyer will be responsible for erecting a Lincolnshire post and rail fence and Hawthorn hedge along the boundaries to the sellers retained land between points A and B, and between points C and D on the Site Plan following which these will be forever after maintained by the seller and their successors in title.

Services

The site will require new water, drainage and electricity connections. The buyer will also arrange for the services to be installed to the property which is to be built under licence for the seller. (No searches have been carried out by the selling agents and prospective buyers are advised to satisfy themselves as to the accessibility of the services).

Wayleaves, Easements, Covenants, Conditions and Rights of Way

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

The sellers are particularly anxious to preserve the character of the location for the benefit of all residents and will therefore impose the following restrictive covenants into the sale contract:

- Not to cause noise and nuisance or disturbance to the

neighbouring properties.

- Not to carry out any development other than the approved scheme without prior approval from the sellers or their successors in title, such consent not to be unreasonably withheld or delayed.
- Not to use the buildings or land for any purpose other than residential use unless the prior approval of the sellers or their successors in title is granted.
- Not to keep any caravan or vehicle adapted or intended for use as a dwelling or sleeping accommodation or boat or trade vehicle on the property unless the same are stored in the garage.

Tenure

The property is offered for sale freehold with the benefit of vacant possession upon completion.

Viewings

Strictly by prior appointment via the selling agent.

Given the potential hazards, care should be taken during viewing, particularly around the outbuildings, which are in poor condition. Applicants enter at their own risk.

VAT

It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

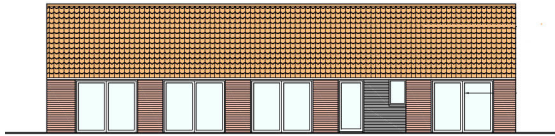
Important Information

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 the accuracy of individual items. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.

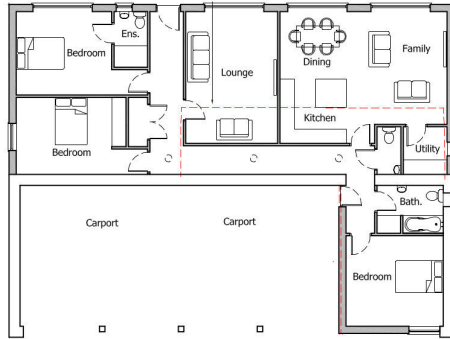
Vendor's Solicitor

Wilkin Chapman LLP, 17 Cornmarket, Louth, Lincolnshire, LN11 9QA

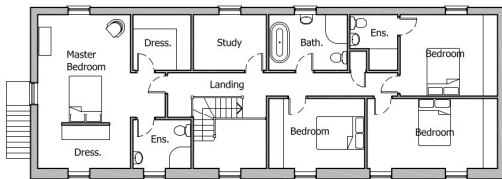
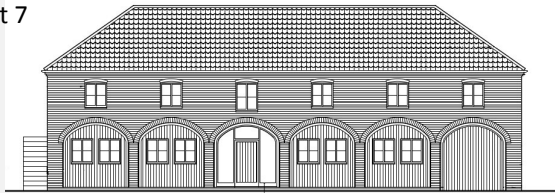




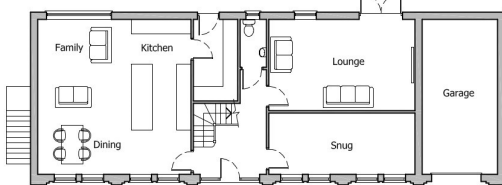
Unit 9 South facing elevation. Floorplan below.



Unit 7

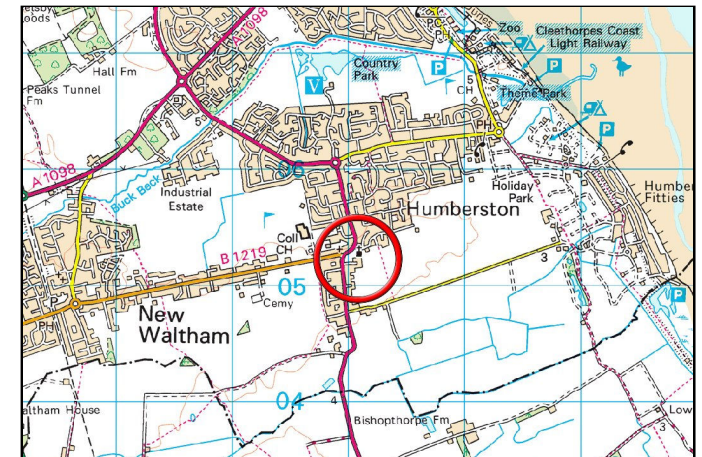
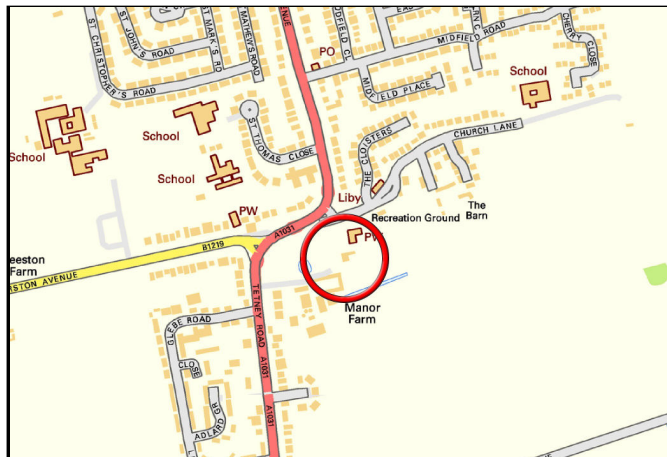


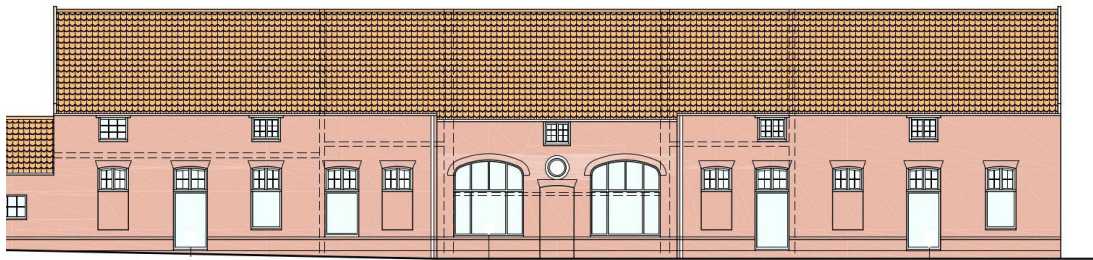
To be constructed for the vendor
by the purchaser



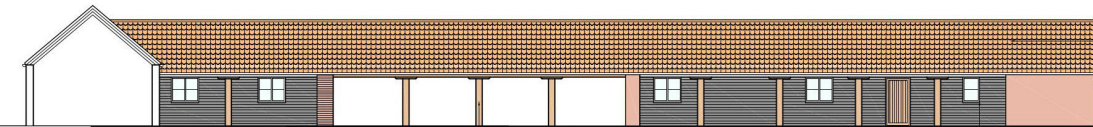
Accommodation

Unit 1	Converted 2 storey dwelling	4 bed
Unit 2	Converted 2 storey dwelling	3 bed
Unit 3	Converted single storey dwelling	2 bed
Unit 4	Converted single storey dwelling	2 bed
Unit 5	New 2storey dwelling	4 bed
Unit 6	New 2 storey dwelling	4 bed
Unit 7	New 2 storey dwelling	4 bed
Unit 8	New single storey dwelling	4 bed
Unit 9	Converted single storey dwelling	3 bed

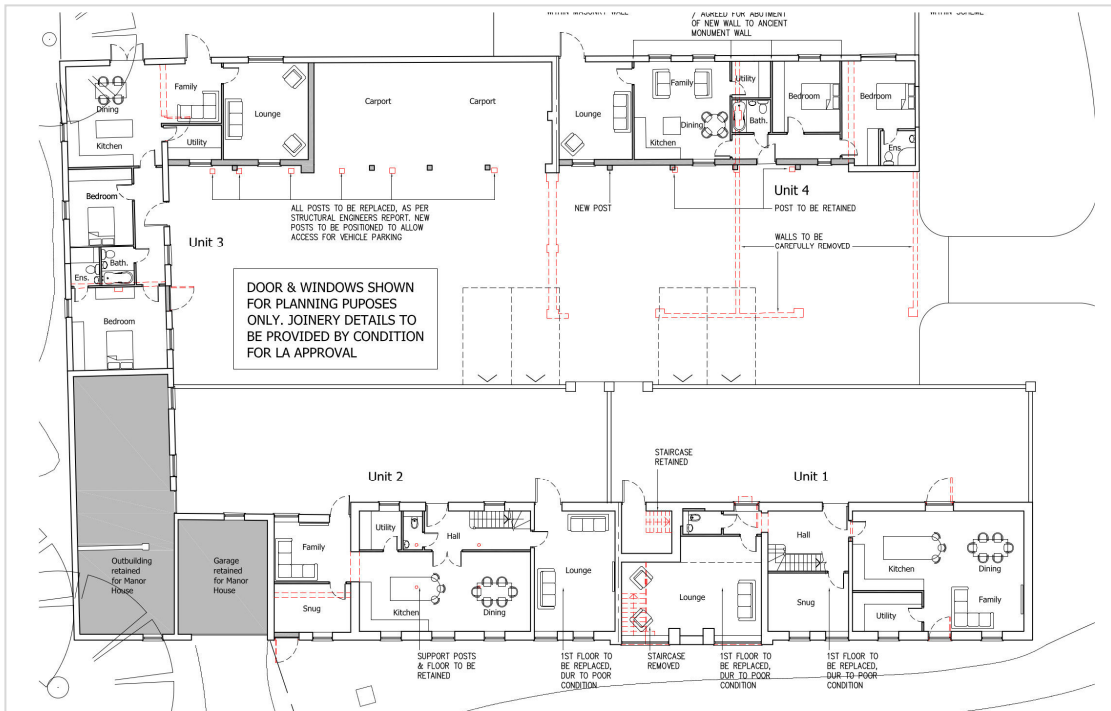




Units 1 and 2 North-facing elevation

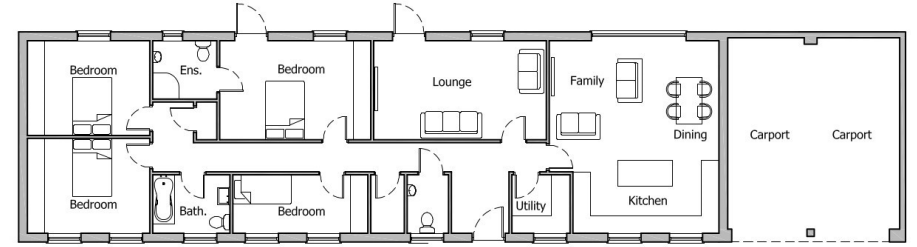
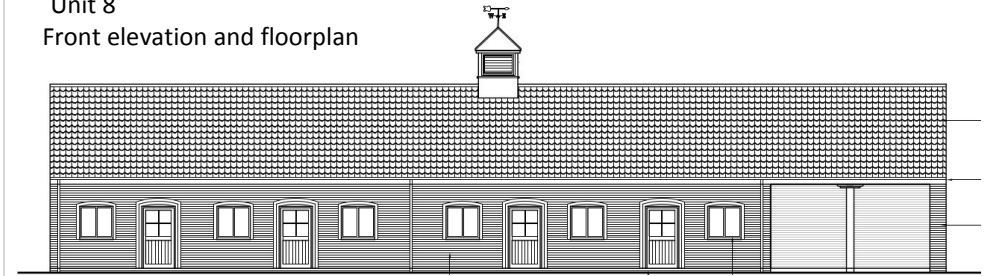


Units 3 and 4 North facing elevation

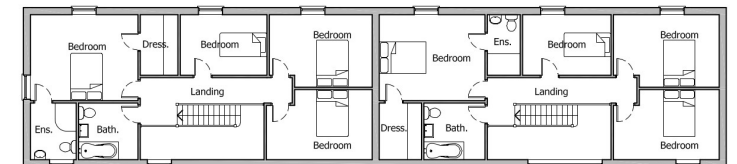
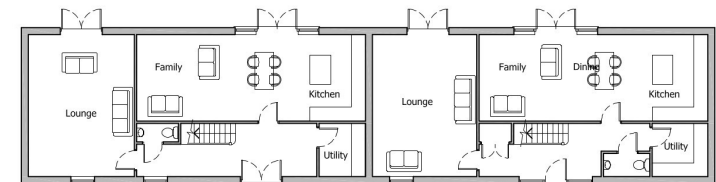
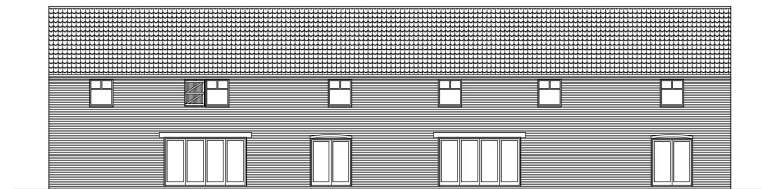
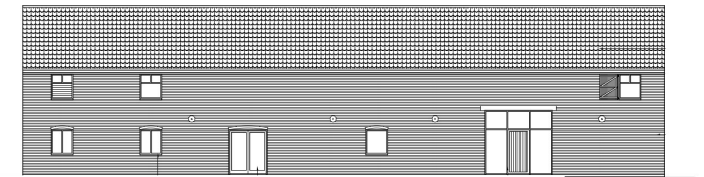


Unit 3 West facing elevation

Unit 8
Front elevation and floorplan



Units 5 and 6
Front and Rear
Elevations
And
Floorplans





Commarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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