



Land and Building off Common Lane, North Somercotes, LN11 7NS

- 2.3 acres (STS) of quietly situated grass paddock land
- A substantial L shaped stable block of an unusually high standard of construction for a building of this type; with hope value for a potential residential conversion in the future (STP)
- 4 sizeable stables, a garage/implement/hay store and a tack room with chimney breast
- Located on the edge of this popular and well serviced coastal village
- Two main paddocks fenced with post and wire and a sizeable grassed yard area
- Ideal equestrian establishment or hobby farm (STP)

Guide Price: £100,000



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Introduction

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Maps and plans are for identification purposes only and are not to scale - they should be verified at the sale stage.

Situation and Directions

Entering North Somercotes on the A1031 road from the north, turn left along Jubilee Road just before the Axe and Cleaver Pub and at the T junction with Cementry Road turn right. Continue for around half a mile and take the second left hand turning onto Common Lane where the land is situated on the right hand side after around 100 yards.

North Somercotes is a larger than average country village which provides a good range of services to include primary and secondary schools, a number of small shops and cafes, two local pubs and a picturesque fishing lake with cafe backing onto a pine forest. There are miles of sandy beaches in the coastal area of Lincolnshire for walking, riding, birdwatchers and wildlife enthusiasts. The popular market town of Louth is about 10 miles inland and is well known for its thrice-weekly markets, many individual shops and some excellent sports facilities including a new sports and swimming complex, football club, tennis academy, indoor bowls, golf club, athletics centre and the Kenwick Park leisure centre on the outskirts which has an equestrian centre, further golf course, gymnasium and swimming pool. The main business centres are Grimsby (18 miles) and Lincoln (38 miles).

The Property

An opportunity to purchase 2.3 acres (STS) of quietly situated grass paddock land complete with a substantial block built stable block. This L shaped building has a concrete tiled roof with an overhang and is divided into a large garage/implement store with double timber doors, a feed store, 4 stables and an interconnecting tack room with a chimney breast. All areas bar the store have high level double glazed windows; adding to the uniquely high quality build of this stable block which was constructed with a potential residential use in mind, giving hope value for a potential residential conversion in the future (STP). As a consequence the building has a foul water drainage system which is connected to a sump at the rear of the stable block (which we understand has been filled in for safety purposes). The building has not yet been used as stabling and

Site Plan



We understand that mains water and electricity runs along Common Lane but that the services are not connected to the land and building, no searches have been carried out to verify at this stage. The building, by the nature of its shape creates a sheltered, grassed yard area which has space to either side for the parking of vehicles or for the construction of a Manege (STP). The land is level and divided with post and rail fencing into 2 main paddocks together with the sizeable yard area. The site lends itself to being used in an equestrian establishment but also would be ideal for the keeping of sheep or other small livestock if required (STP).

Access

It is understood that the land and building benefits from a right of way over Common Lane which is a private lane with a shared maintenance liability, but no searches have been carried out to verify at this stage. A pair of 5 bar gates lead off the lane to the yard area.

Method of Sale

The land is for sale by Private Treaty.

Early Entry

Early entry on to the land may be available to the purchaser by negotiation, but only after exchange of contracts.

Sporting and Mineral Rights

These are included in the sale where they are owned.

Wayleaves, Easements, Covenants and Rights of Way

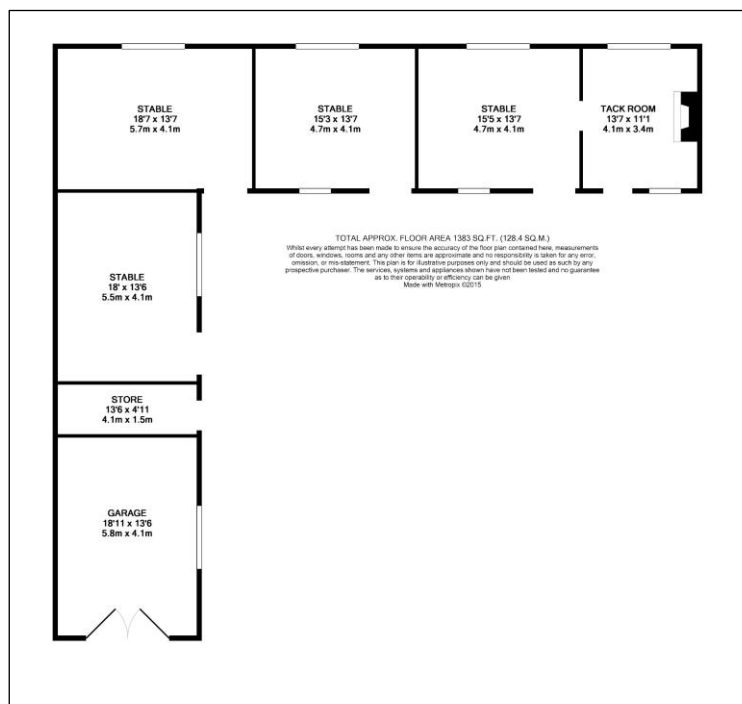
The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

Boundaries

The boundaries comprise a mixture of hedging and post and wire.

Viewing

During normal daylight hours, all viewers to carry a copy of the Agents professionally printed brochure.



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