

Meals Farm, North Somercotes LN11 7NT



Rural and Equestrian

M A S O N S
EST. 1850

An exceptional, rural 'live/work' opportunity on the Lincolnshire Coast, comprising a modern detached four-bedroom farmhouse facing open fields, with four superbly presented holiday cottages and three ensuite bed and breakfast rooms with a separate breakfast room. Established CL site with hook-ups, shower-block and laundry, two substantial glasshouses, workshop/garage and stores – all set in 2.5-acre grounds (STS and edged red on the main image) with the chance to acquire an additional 2.5 acres by negotiation (STS and edged blue on the main image).



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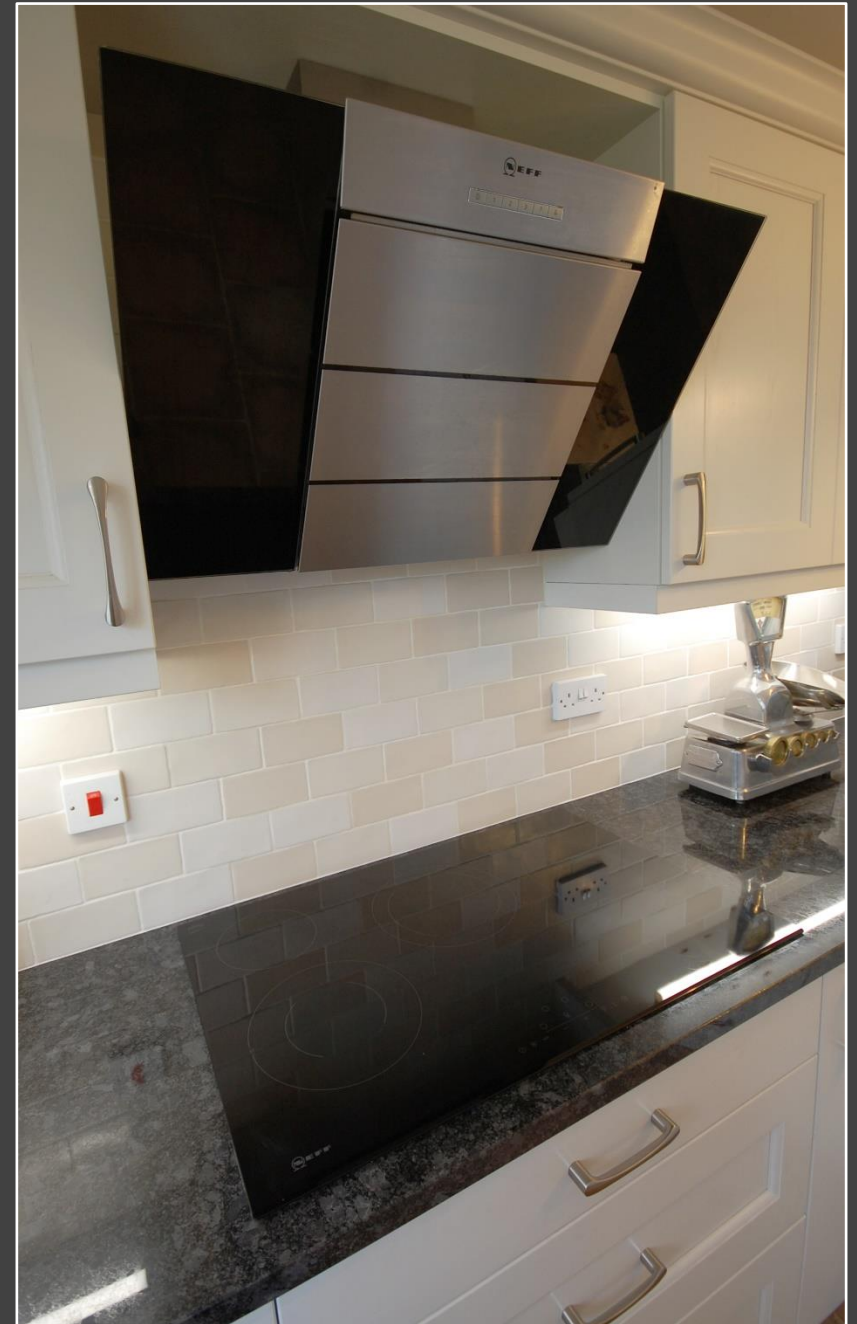


















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The Holiday Accommodation

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The Granary and Mill House

(the Granary is illustrated.
Mill House is an identical
cottage in reverse plan)

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The Stables

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Nursery Cottage

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Bed and Breakfast Units 1 - 3 (No 1 illustrated)

01507 350500



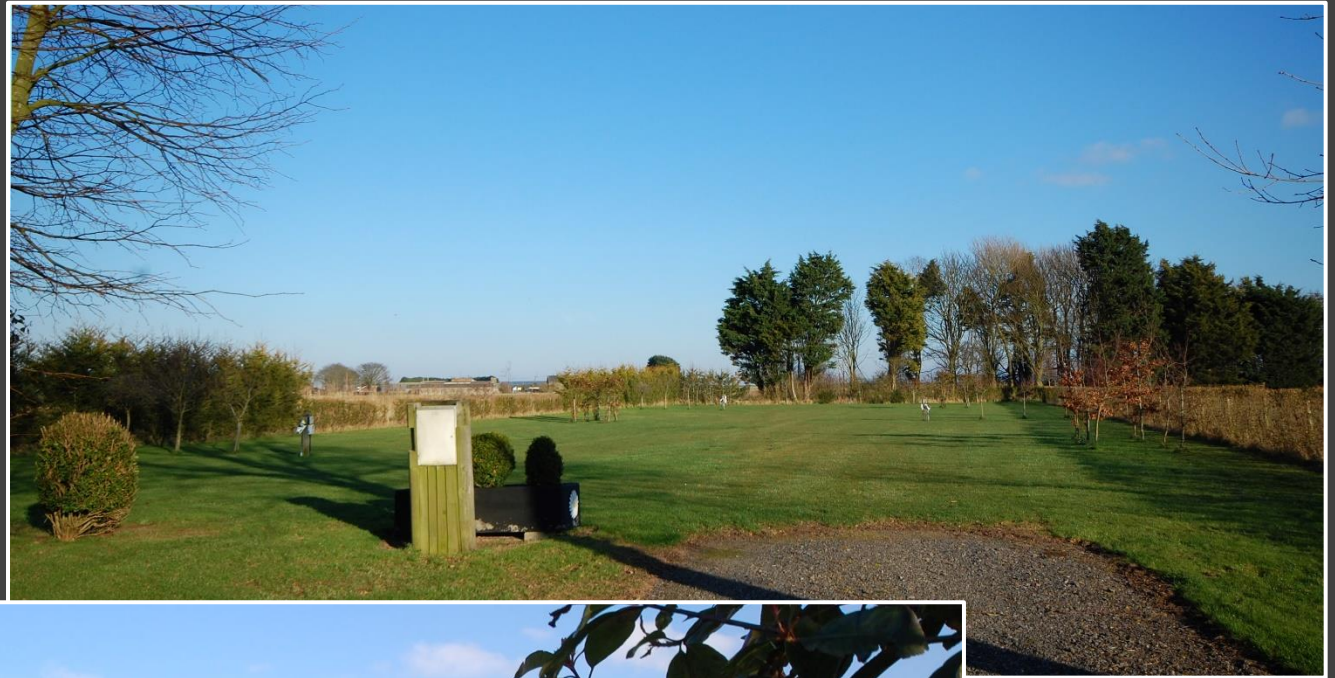
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The Breakfast Room



The CL Site

01507 350500



The Grounds and Outbuildings



Capacious Car parking Forecourt





Additional Land available by negotiation

Spring and Summer



Directions and Location

Entering North Somercotes on the A1031 road from the north, proceed to the crossroads by the Axe and Cleaver public house and turn left along Jubilee Road. Follow the road for some distance and bear right around the sharp right bend and then take the first left turn to Marsh Lane. Follow the lane for some distance until Meals Farm is found on the right-hand side, as clearly identified by the hanging sign in front of the property.

The property is located on the northern outskirts of North Somercotes, a larger than average village with a post office, a number of shops, public houses, primary and academy schools and some sports facilities. Meals Farm is readily accessible via the A1031 coast road and the village is about 10 miles from the popular market town of Louth, 16 miles to the south of Cleethorpes and 11 miles to the north of Mablethorpe.

Marsh Lane leads directly past Meals Farm to the North Sea coast at Donna Nook, which is frequented annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. The viewing area is controlled by the Lincolnshire Wildlife Trust. There are several nature reserves extending for miles along the Lincolnshire coastline between the traditional holiday resorts, together with long sandy beaches beyond and the local East Lindsey District Council has a very positive attitude towards the development of tourism in the area.

On the eastern outskirts of North Somercotes, the Lakeside Holiday Park complex complements the leisure amenities and there are two properties in the village with established fishing lakes. The reservoir at

Covenham is a water sports centre for boating, windsurfing, etc. and the Lincolnshire Wolds are around 10 miles from the village, providing beautiful traditional English countryside and some scenic villages.

Louth has three markets every week and a variety of independent shops and stores, a theatre, cinema, golf course, tennis academy and many local clubs, together with a variety of restaurants, cafes, pubs and bars. On the outskirts of Louth is the Kenwick Park leisure centre with a further golf course and swimming pool.

Tourist attractions in the region include the Fantasy Island theme park in Skegness, The National Fishing Heritage Centre in Grimsby, The Lincoln Cathedral and Steep Hill Conservation Area, Antiques in Horncastle, National Hunt Racing in Market Rasen, Motor car and bike racing at Cadwell Park and a 5-sail windmill in Alford – to name just some.

The coastal area as a whole, is particularly popular with wildlife enthusiasts, equestrians, walkers and cyclists.

Background and Planning History

This meticulously maintained property is the highly successful culmination of carefully conceived projects by a husband-and-wife team. A reluctant decision to take retirement has provided this rare opportunity to seamlessly continue a rewarding combined country lifestyle and income. There is ongoing potential to expand the present holiday accommodation and touring caravan site operation subject to planning

permission, taking advantage of the 2.5-acre grounds (sts) and possibly re-invigorating a garden nursery element. This could be further enhanced by acquiring an additional 2.5 acres of land (sts) by separate negotiation.

For some years the property was a garden nursery with a more extensive range of glasshouses before planning permissions were obtained between 1994 and 2014 for extensions, alterations and conversions to eventually provide the superbly presented holiday complex of today.

Copy planning certificates and documentation can be sent by email on request or can be viewed with associated documentation via the East Lindsey District Council Planning Portal. A comprehensive website for Meals Farm can be viewed by visiting: www.mealsfarm.co.uk and this can be taken over by the purchaser/s and amended as they choose.

The Properties

The farmhouse is now some 30 years old and has brick-faced principal walls beneath a pitched, concrete tiled roof. The windows are uPVC double-glazed units and heating is by an oil central heating system supplemented by the two-way stove facing the lounge and garden room. The dining-kitchen, bathroom and ensuite shower room have all been re-fitted in recent times and the house has a wealth of built-in storage space and well-proportioned, light and airy rooms.

Nursery Cottage was originally built as a single-storey extension to compliment the farmhouse and

marginally attached to the main property, before later being converted into the current holiday cottage sleeping four people. The cottage also has uPVC double-glazed windows and has an independent oil central heating system with a freestanding electric stove in the lounge.

The Millhouse and The Granary are two-storey cottages of virtually identical, reverse-plan design, each sleeping four people and are contained within a superb Barn Conversion thought to date back to Georgian times, with internally insulated solid-brick walls beneath pitched clay-pan tiled roofs. Each has its own oil central heating system by independent combination boilers located externally and the windows/external doors are hardwood framed with double-glazed units. The tumbled brickwork to the front and rear gables of this building is often associated with an original thatched roof.

The attached single-storey cottage, The Stables is constructed with insulated cavity walls, faced in complementary reclaimed materials to the barn conversion under a clay pan tiled roof and also has an independent oil central heating system, the accommodation sleeping three people.

Originally planned as a fifth holiday cottage, a decision was taken to obtain permission to create the alternative three bed and breakfast ensuite bedrooms each sleeping two people, together with the adjoining breakfast room, all constructed to complement the connected buildings and heated by an oil central heating system. This wing therefore also has reclaimed brick faced walls, clay pan tiled roof and hardwood framed double-glazed windows.

The courtyard enclosed by the holiday cottages has been beautifully landscaped in parterre style and is approached from the very spacious parking forecourt through a handsome lych-gate. There are block paved pathways surrounding gravel beds with box hedge enclosures, ornamental trees and planters. An outside seating area has been formed adjoining The Stables and there is a free standing raised veranda for sheltered outside seating with a hipped cedar shingle roof on braced timber pillared frame with a balustrade surround.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Meals Farmhouse

Ground Floor

Tiled Canopy Porch

With corner brick pillar, uPVC panelled ceiling with outside light and part-glazed (double-glazed) double front doors with decorative coloured and obscure glazed panes to the:

Entrance Hall

A bright and airy reception area with a feature staircase having white spindle balustrade and turned newel posts leading up to the first-floor gallery landing via a quarter landing. Coved ceiling, moulded dado rail, smoke alarm and oak flooring which extends through into the lounge and study/office. Wall mounted door chimes.

Lounge

A superbly proportioned room with a wide picture window at the front presenting open views across the farmland facing the property. Brick feature fireplace which is also open to the garden room beyond and fitted with a two-way cast iron, log burning stove with heavy pitch pine mantel beam over and Yorkstone flagged hearth.

Coved ceiling, roses to twin ceiling light points, two wall light points over the fireplace and two radiators. Rear double-glazed French doors with side panels onto the large veranda beyond. Double doors through to the:

Garden Room

A superb year-round living room with shaped natural brick walls, a painted, wood-panelled vaulted ceiling with rafter and collar beams and feature slate flooring with inlaid border around the room. Eight large windows with low sills and double-glazed French doors with side panels allow this room to share the surrounding garden from the comfort of inside. Two vertical designer radiators, brick fireplace with pitch pine mantel beam and Yorkstone hearth, having the inset two-way stove as previously mentioned in the lounge. Rebated consumer unit with MCB's.

Study/Office

As currently used although this room is large enough to form a small sitting room or snug, or indeed an occasional fifth bedroom. The room is presently accessed by a single door from the hallway and double doors from the lounge adjacent, with a large window to the rear elevation overlooking the veranda. Radiator, coved ceiling and LED ceiling light.

Dining Kitchen

A spacious, light and airy room which was refitted in November 2019, now having a comprehensive range of units, having white woodgrain-effect facings and black granite work surfaces with metro style ceramic tile splashbacks.

The units comprise base cupboards and drawers including wide pan drawers and extending to form a peninsula range culminating in a breakfast bar, having light point above. Matching range of wall cupboard units with pelmet lighting beneath and a moulded cornice with pelmet having downlighters extending above the acrylic one and a half bowl, stone-effect sink unit.

There is a comprehensive range of appliances by Neff comprising a wide ceramic five-plate hob with an angled glass and stainless-steel cooker hood above, integrated dishwasher, tall refrigerator and freezer with a pull-out larder rack unit adjacent. Single and double radiators, wall mounted TV and two side windows by the dining area overlooking the driveway approach to the house and cottages. Coved ceiling, ceramic tiled floor and front window above the washbasin, providing open views towards the countryside opposite. Door to:

Utility Room

Very well fitted with a range of full-height units finished in mint green with long metal handles and providing extensive storage for the main house and cottage equipment/linen, together with an angled corner unit which has plumbing and power supply for a stacked washing machine and tumble dryer to be fitted. Radiator, ceramic tiled floor and retractable clothes dolly to the ceiling. Wide double-glazed doors

to each side elevation onto the veranda and driveway. Two LED ceiling lights and six-panel door to the:

Cloakroom/WC

White suite comprising low-level WC and pedestal wash hand basin with ceramic tiled splashback and mirror-fronted cabinet over. Coved ceiling, ceramic tiled floor and obscure glazed window. Worcester Bosch oil-fired central heating boiler.

First Floor

Gallery Landing

With white spindle balustrade extending around the stairwell from the staircase. Front window providing panoramic views over the open fields. Moulded dado rail, radiator, coved ceiling and smoke alarm. Trap access to the roof void. Doors lead off to the family bathroom and the four bedrooms.

Master Bedroom

A double bedroom fitted with a bespoke range of built-in furniture finished in cream and comprising three double wardrobes with hanging rails and shelves, double cupboard over three drawers and high-level cupboards above. Built-in dressing table with drawer and TV connections for a wall-mounted inset TV. This room also enjoys open views to the front, has a radiator, coved ceiling and connecting door to the:

En Suite Shower room

White suite comprising a low-level WC with concealed cistern within a built-in vanity range of

furniture which also encloses the wash hand basin set into a granite-effect surround; mirror glass shelves and pelmet above with spotlights, base and wall cupboards inset and miniature drawer.

Glazed ceramic tiled shower cubicle with Aqualisa thermostatic shower mixer unit and handset on wall-mounted rail. Ceramic tiled walls to all four sides with inset border, white ladder-style radiator/towel rail, textured tiled floor, further radiator and rear window with tiled reveal. Coved ceiling with extractor fan.

Bedroom 2 (rear)

This extremely spacious double bedroom is presently used as a sewing and hobbies room. There is a range of built-in furniture to one corner comprising shelved cupboards with double doors built to full height. LED strip lighting, coved ceiling, two radiators and windows to the side and rear elevations. High-level TV point and power point.

Bedroom 3 (front)

A further double bedroom enjoying open country views and having a radiator and coved ceiling.

Bedroom 4

A fourth double bedroom with a range to one wall of built-in units comprising base cupboards, three double shelved wardrobes over and a high-level range of store cupboards all painted cream. Radiator, coved ceiling and rear window looking out over the veranda roof to the garden beyond.

Family Bathroom

A smart, well fitted bathroom with a white suite comprising a wide panelled jacuzzi bath, a large

corner glazed and ceramic tiled shower cubicle with a thermostatic Aqualisa mixer unit and handset on a wall rail; vanity base cupboard unit built into the corner concealing the cistern of the low-level WC and having a wash basin set into a granite-effect surround. Ceramic tiling to the walls with inset border, coved ceiling with extractor fan, useful base cupboard units within the built-in furniture, radiator and textured floor covering. White ladder-style radiator/towel rail.

Gardens

The property stands in mature lawned gardens which are approached from the driveway through a pedestrian gate set into a brick wall with a flagstone pathway extending around the house, a Buxus hedge and raised flower bed, long brick-built front boundary wall with pillars and a slate border with inset ornamental trees, together with a corner shrubbery.

The lawn and pathway are shaped around the garden room and continue to a lawned rear garden with a further brick walled, raised bed having conifer shrubs and slate chippings for flowerpots and tubs. Shrubby bed to the side, ornamental trees, and pathway continuing through a screen door to the glass houses beyond.

Attached to the rear of the house is the superb substantial timber-built **Veranda** with a pitched and hipped concrete tiled roof and heavy, exposed roof trusses within, partial balustrade and timber decking with two skylight panels to the pine-panelled, vaulted ceiling; openings with step down to side and rear.

The veranda is approximately 6 metres in width by 4.3 metres in depth and is an ideal area for sheltered al fresco dining.

The Holiday Accommodation

The holiday cottages and en suite bed and breakfast rooms are positioned in a traditional courtyard configuration. The superbly converted two-storey barn contains two cottages named The Millhouse and The Granary with a reconstructed single-storey cottage to the rear called The Stables and the three bed and breakfast units are numbered 1-3. The fourth holiday cottage is called The Nursery and is marginally attached to the main farmhouse. There is an M1 status for The Stables and an M2 status for Nursery Cottage under the National Accessible Scheme.

The holiday units will be sold as seen, subject to the removal of one or two items which are of sentimental value to the owners, and as such can continue seamlessly on the basis that a proportion of any existing booking income at completion will be retained by negotiation.

The Millhouse and The Granary

The accommodation of The Granary is described below and The Millhouse is a reverse plan cottage, subject to some minor variation of the room dimensions shown on the floor plans.

Ground Floor

Hardwood four-pane, part-glazed (double-glazed) door from the courtyard into the:

Entrance Hall

L-shaped with built-in cupboard housing the electricity consumer unit with MCB's. Radiator, coat hooks, matwell and oak floor extending through into the main living area and into the:

Cloakroom/WC

White suite of low-level, dual flush WC and a bracket wash hand basin with mirror over; pine-panelled alcove, extractor fan and light.

Living/Dining Kitchen

A well designed and superbly presented open plan living space with a range of kitchen units finished in white high gloss facings to including base cupboards, island unit with drawers, integrated refrigerator and dishwasher, electric oven and four-plate ceramic hob with glass splashback and extractor hood over. Microwave oven and a black textured stone-effect single drainer sink unit with chrome mixer tap. Matching wall cupboard units, ceiling spotlight downlighters, oak floor, hardwood double-glazed French doors with glazed side panels and fan lights. Window to each side elevation, ceiling light point and two wall light points to the seating area. Central heating thermostat, wall-mounted TV, two radiators and smoke alarm. Opening with staircase leading off to the:

First Floor

Landing

With skylight window above the staircase, handrails and four-panel doors leading off to the bedroom and bathroom.

Inner Landing with smoke alarm, trap access to the roof void and separate doors to bedrooms 1 and 2.

Bedroom 1

Presently arranged as a twin bedroom with a gable window, Velux skylight window to the Welsh ceiling and two radiators.

Bedroom 2

A double bedroom with a built-in cupboard over the staircase bulkhead, Welsh ceiling with Velux skylight, radiator and a wall light point over the bed, together with a ceiling light point.

Bathroom

White suite comprising panelled bath with glazed screen and shower mixer over, having a handset on wall-mounted rail; vanity unit concealing the cistern of the low-level, dual-flush WC and inset wash hand basin with double cupboards beneath and dressing surface over. Wall mirror, shaver light, ceramic tiled walls with inset mosaic tiled border and deep, part-sloping ceiling with Velux skylight window. Slate effect flooring, diffused strip light and combined spotlight/extractor fan.

Enclosed Patio

A private, sheltered seating area with gravel surround to paving slabs, patio furniture and an ideal space for alfresco dining.

The Stables

Hardwood four-pane, part-glazed (double-glazed) door with double-glazed side panel into the:

Open Plan Living/Dining Kitchen

Range of built-in kitchen units finished in cream with a matt finish and metal handles. There are base cupboards, a drawer unit with deep pan drawers, wall cupboards and a peninsula range with an integrated refrigerator.

Tall unit with Lamona electric oven incorporating grill and separate ceramic Lamona hob with stainless steel splashback and pull-out extractor hood over. Single drainer stainless steel sink unit, roll-edge textured work surfaces and upstands. Integrated dishwasher, oak flooring, two radiators and high-level rear window, together with Velux double-glazed skylight window to the vaulted ceiling. Smoke alarm, chandelier and wall light point. Wall-mounted TV and cupboard housing the electricity consumer unit with MCB's.

Bedroom

A spacious room presently configured with a single and double bed. Welsh ceiling with Velux skylight window, radiator, ceiling light point and two wall light points. Rear high-level window and front window from floor level, facing the courtyard.

Wet Room

A good size with ceramic tiled walls and anti-slip flooring, shaped up to the walls with a spacious shower area, Mira wall-mounted electric shower unit with handset on wall rail and a low-level, high-seat WC with lever flush handle and retractable side grip; wash hand basin with shaver socket adjacent. Mirror-fronted cabinet, radiator, Welsh ceiling with light and extractor fan.

The Nursery Cottage

Fully glazed (double-glazed in privacy glass) front door into a reception area which is open into the dining kitchen beyond. Wall cupboard adjacent housing the consumer unit with MCB's.

L-shaped Dining Kitchen

With a range of built-in units having birch-effect facings and roll edge textured work surfaces with ceramic tile splashbacks.

There are base cupboards and drawers including deep pan drawers, a range of wall cupboards, tall unit housing a Moffat electric oven which incorporates a grill and separate Moffat ceramic hob with stainless steel cooker hood over, having integrated downlighter. Stainless steel single drainer sink unit with tall chrome mixer tap.

Zanussi free-standing slimline dishwasher and Zanussi under-counter refrigerator. Eurostar oil-fired central heating boiler with digital programmer over. Ceramic tiled floor, coved ceiling, two radiators, ceiling light and smoke alarm. Strip light and three wall light points, side window from floor level overlooking the outside patio area and views from the front window.

Lounge

An attractive room with a part-glazed door from the dining kitchen, a free-standing electric Dimplex stove on granite hearth, radiator and smoke alarm. Wall-mounted TV, four wall lights and ceiling light on dimmer switch. Side window and front double-glazed French doors to outside.

Bedroom 1

A double bedroom with large radiator, rear window, ceiling light point and coved ceiling.

Bedroom 2

A further double bedroom with large radiator, coved ceiling, side window, ceiling light point and two wall light points.

Wet Room

White suite comprising a bracket wash hand basin with chrome mixer tap, mirror-fronted cabinet and mirror over, shelving and shaver socket to the side with wall grip; high seat WC with lever flush and retractable side grip. Open walk-in shower area with a Mira electric shower unit and handset on wall-mounted rail – extractor fan over. Anti-slip flooring, ceramic tiled walls, obscure glazed window, coved ceiling and corner shelves.

Enclosed patio area

A sheltered seating area with climbing wall plants, and patio furniture.

En Suite Bedsitting Rooms 1, 2 and 3

(Number one described below with numbers two and three of the same and reverse plan layout)

Panelled hardwood front door into the:

Double Bedroom

With oak floor, high part-sloping ceiling with light, wide bed head, twin reading lights, wall-mounted TV, radiator and smoke alarm. Open-fronted shelving

and clothes hanging unit with spotlight at the side. Angled doorway into the:

En Suite Wet Room

Anti-slip flooring, ceramic tiled walls and walk-in shower area with chrome, wall-mounted mixer unit and handset on wall-mounted rail. Low-level, dual flush WC and white pedestal wash hand basin with chrome tap. Radiator, extractor fan, mirror and shaver light.

Each unit has a window to the front elevation facing the courtyard and there is a rear window in the wet room.

The Breakfast Room

Part-glazed (double-glazed) door from the courtyard and a range of white base units comprising cupboards and drawers, wall cupboards over and textured roll-edge work surfaces having mosaic tile upstands. Single drainer stainless steel sink unit with chrome mixer tap, electricity consumer unit in recessed cabinet, radiator and dining space. High vaulted ceiling with smoke alarm, three branch light fitting and pelmet lights beneath the wall cupboards.

Outbuildings**Workshop/Garage**

A substantial building approached through a large sliding door with strip lights and power points, built-in bench on concrete piers and an opening at the rear into a Nissen hut with base walls, single-glazed

window and strip light. Skylight panel over the main workshop area.

Lean-to Pole Barn

A useful additional storage area providing covered space with a brick floor, corrugated side and rear walls and height from floor to the centre of the mono-pitched roof slope of around 3.8m.

Two substantial metal-framed Glasshouses

with multi-pitched glazed roof panels, power supply and irrigation system. The approximate overall dimensions are 12.4m x 6.4m and 18.2m x 16m.

Laundry and Shower Block

Marginally attached to the Granary holiday cottage, this single storey building comprises a **laundry area** with washing machine and tumble dryer, slate-effect flooring, coat hooks and a **Cloakroom/WC** off with low-level WC, wash basin. Separate **Shower Room** containing a ceramic tiled shower cubicle with glazed door and electric shower unit.

Electricity for the shower unit and washing machine/tumble dryer are provided via £1 coin meters. There is a connecting door from the laundry into a **Secure Store** for the owner, which currently houses a freezer and has a strip light and electricity fusebox, together with double-glazed window.

There is a **Portacabin** for outside office or storage space and a poly-tunnel frame which requires a new cover if the buyer wishes to retain this.

Caravan Park

The Caravan Park is a Caravan and Motorhome Club CL site covering approximately one acre of level, well-drained grassland, with arable farmland adjacent and is positioned away from Marsh Lane with an open aspect beyond a bank of trees.

Each pitch has an illuminated bollard with electrical hook-up, and a water supply to each point. A chemical disposal point with waste bins is also available in a timber fenced enclosure.

The caravan site visitors have use of the Laundry and Shower Block as described above.

Outside Areas

In addition to the garden and forecourt areas already described there are further open, part-paved spaces between the outbuildings and the polytunnel is positioned on a level lawned area of generous size. These areas provide potential to further expand the holiday complex and there is the opportunity to purchase additional arable land at the rear of around 2.5 acres (STS)

Viewing: Strictly by prior appointment through the selling agent.

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, appliances, floor coverings, bed and table linen, towels and curtains/blinds within the holiday units are included in the sale, subject to one or two items of sentimental value to the owners being removed.

Within the farmhouse, fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Some of the garden pots and ornaments will not be included in the sale and this will be detailed on the fixtures and fittings form in due course.

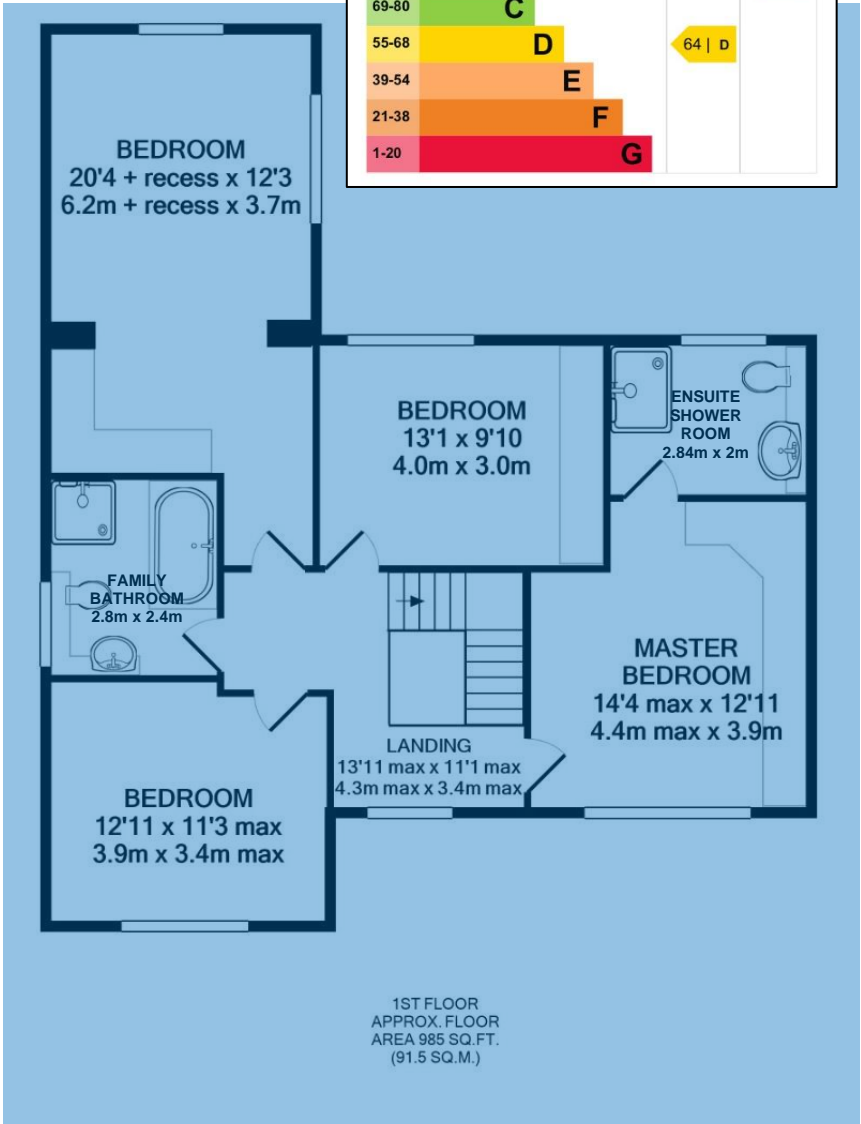
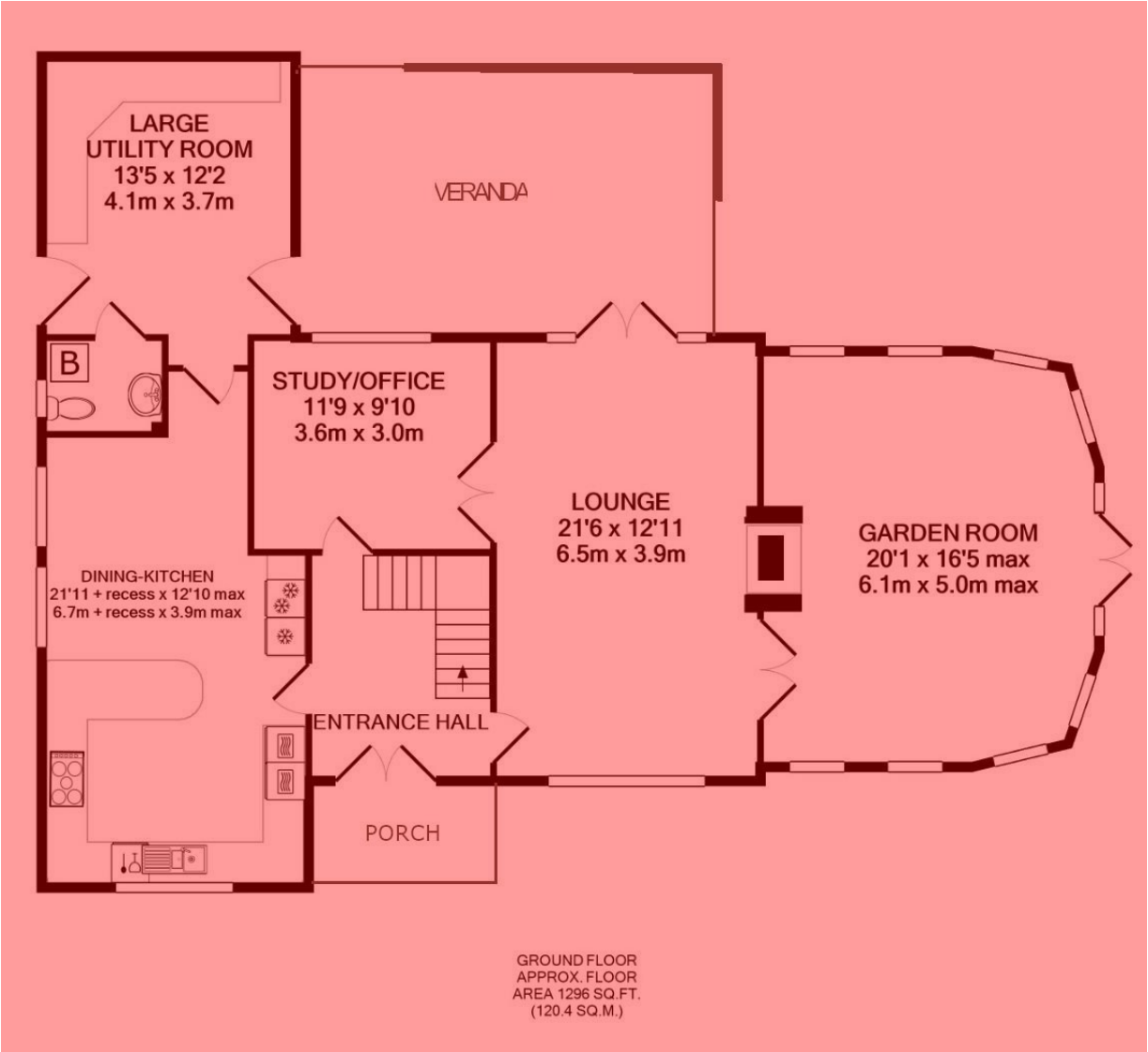
NB – a responsibility will pass to the purchasers to maintain and clear cuttings from both side of hedges bordering the grounds of the neighbouring bungalow to the north.

Any Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. The approximate boundaries of the property and additional land are approximated by the red and blue lines on the aerial image and should be verified against the sale contract plan. We are advised that mains electricity and water are connected to the property though no utility searches have been carried out to confirm at this stage. Drainage is understood to be to a private system within the grounds. All cottage appliances are PAT tested every year.

Meals Farmhouse is in Council Tax band C. The property has a business rateable value of £9,800 but the owners do not currently pay business rates due to small business rate relief.



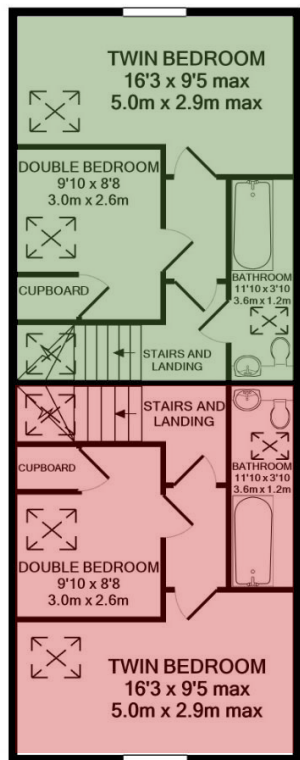
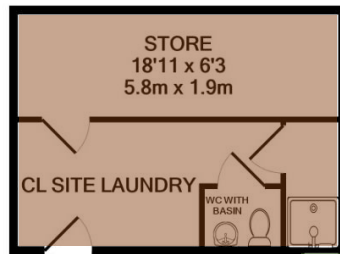
Farmhouse Floorplans and EPC Graph



3/4/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

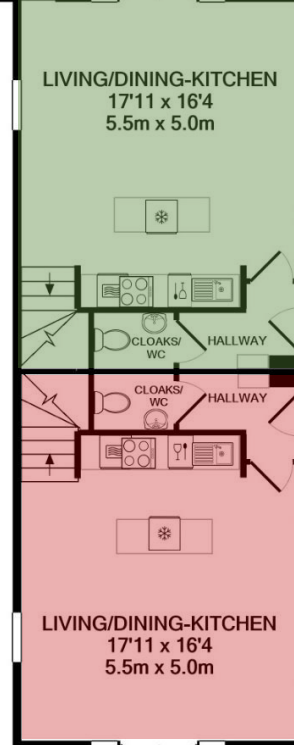
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Holiday Cottage and B-and-B Unit Floorplans and EPC Graphs



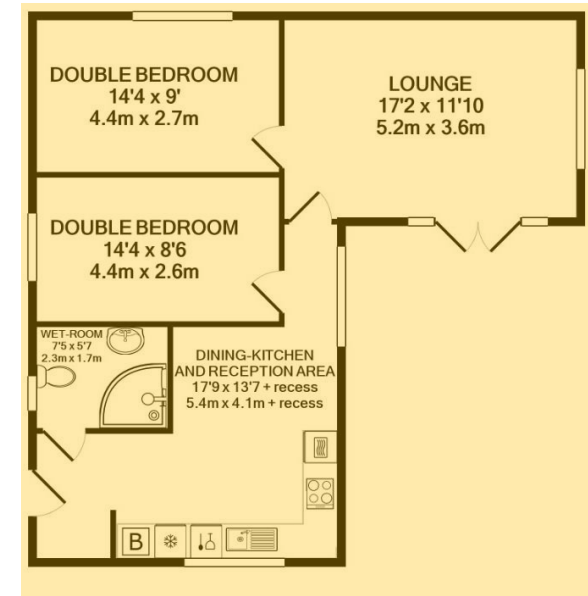
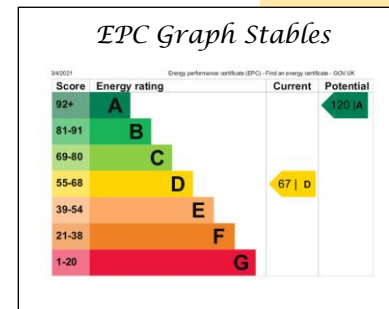
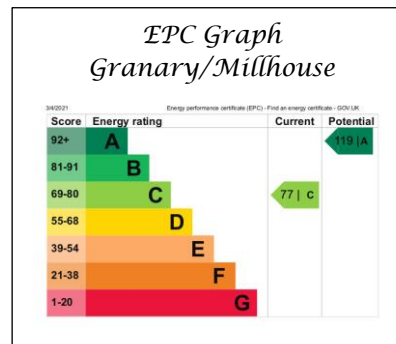
GRANARY AND MILL HOUSE
FIRST FLOOR

APPROX. FLOOR
AREA 701 SQ. FT.
(65.1 SQ. M.)

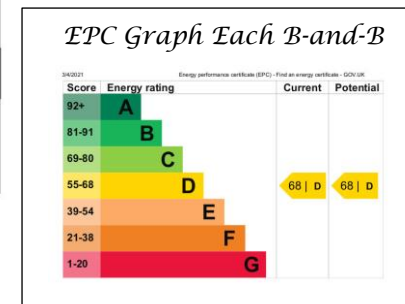
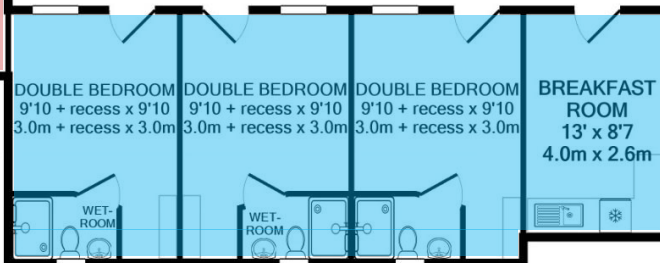
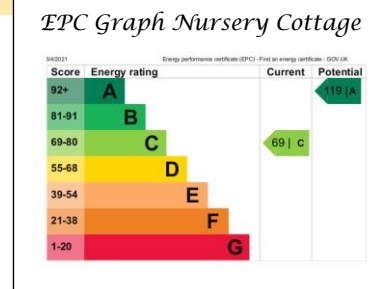


GRANARY, MILLHOUSE, STABLES,
B&B UNITS and SHOWER/LAUNDRY BLOCK
GROUND FLOOR

APPROX. FLOOR
AREA 1944 SQ. FT.
(180.6 SQ. M.)



THE NURSERY COTTAGE
APPROX. FLOOR
AREA 719 SQ. FT.
(66.8 SQ. M.)



Floorplans
Garage/Workshop
and Stores



POLE BARN
30'5 x 27'5
9.3m x 8.4m



NISSEN HUT
31'10 x 16'5
9.7m x 5.0m

WORKSHOP GARAGING
27'7 x 21'4 inc pillars
8.4m x 6.5m inc pillars



OUTBUILDINGS
APPROX. FLOOR
AREA 1948 SQ.FT.
(181.0 SQ.M.)



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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;
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