



Brick Pits Farm, Scupholme
Louth, Lincolnshire, LN11 7EJ

£825,000

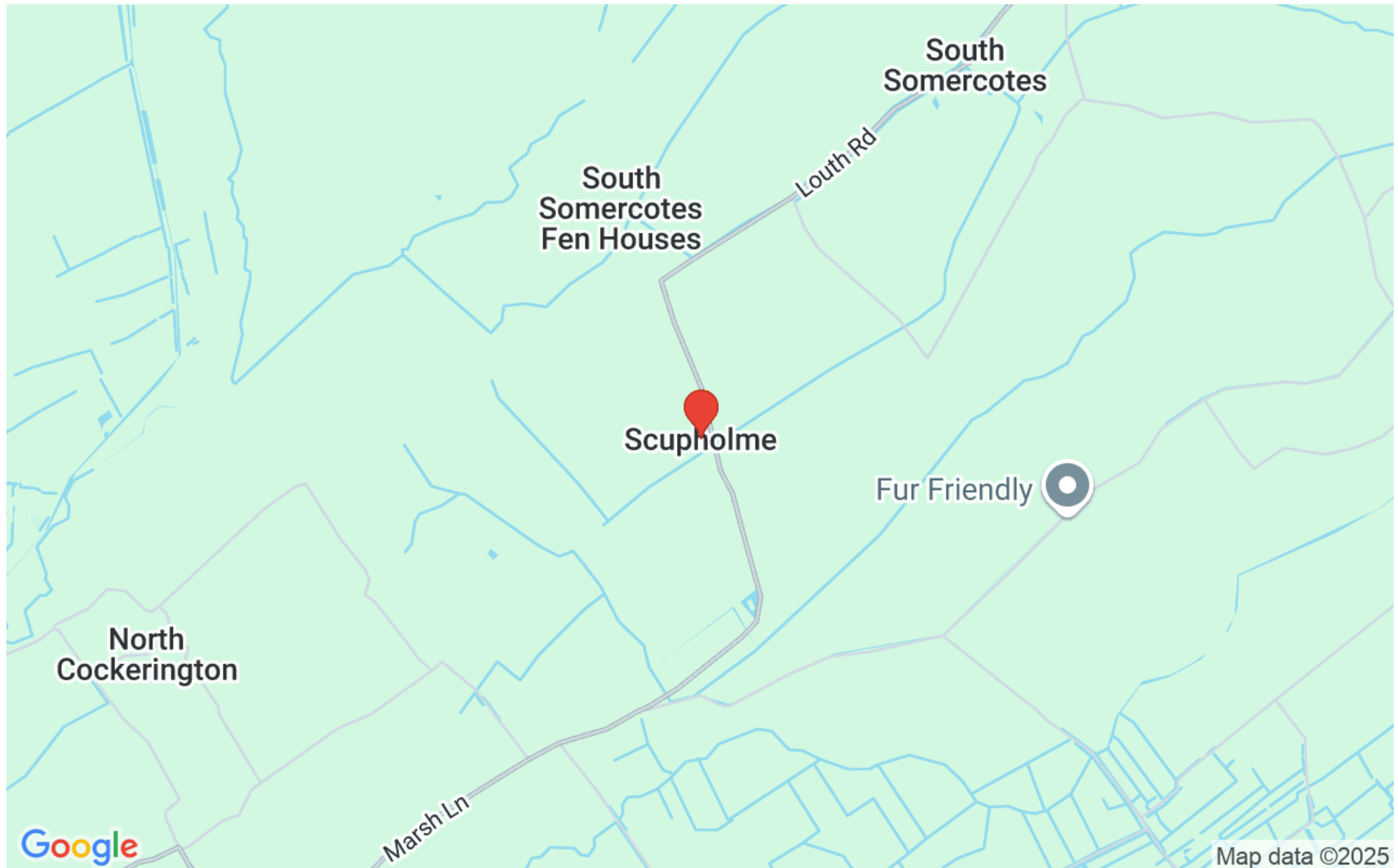
Details

- Farm For Sale
- 4/5 bedroom house
- Extensive commercial buildings
- 9107 sqft (846 sqm, sts) buildings
- 4 annexes/cabins
- 4.532 acres, 1.834 Ha
- 2 storey Barn for conversion
- Outbuilding for conversion
- Holiday let opportunity





Location



Overview

An excellent opportunity to purchase this established small holding comprising a site of 4.532 acres, 1.83 ha with a substantial 4/5 bedroom house, extensive commercial warehouse and manufacturing/workshop buildings, potential barn conversion, two annexe/cabins, outbuilding for conversion. An excellent opportunity to run a commercial business from the extensive commercial warehouse/workshop buildings with holiday let and leisure opportunities.



Location

The property is situated in a beautiful rural location within the postal code of Scupholme which is a village spread over an area close to the East Coast and sea side resorts of Maplethorpe , Chapel St Leonard and close to the main market town of Louth to the south west.



ACCOMMODATION

An excellent range of property on a site of 4.532 acres, (1.834 ha) and comprises

House

A spacious 4/5 bedroom house with Garden room , 2 ground floor bedrooms, utility room/kitchen, Large Kitchen/Diner, Lounge, 3 bedrooms at first floor level and family bathroom.

Outbuilding with 2 x WCs shower and washroom and outside wash room

Extensive well maintained gardens patio areas, stocked lake with an island.

Annexe/Cabin 1

Annexe/Cabin 2

Stores and warehousing in former grain barns and commercial buildings. Outside wash area.

Outbuilding being converted to a residential chalet. Outside electric points for camping.

Georgian 2 storey brick built barn in the centre which could be converted into another air B & B property

PLANNING

The property has established use as C3 residential, B1, B2 & B8 commercial uses. There is no agricultural tag on the property.

SERVICES

Mains electricity, water are connected. Drainage is via a septic tank.



TENURE

The property is offered for sale freehold with vacant possession.

LEGAL COSTS

Each party are responsible for their own legal costs.

VAT

The price expressed is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS

Contact Pygott & Crone Commercial

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LN2 1EW

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Brick Pits Farm, Scupholme, Louth
is marketed through our Commercial office

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