



Rural and Equestrian



Land and Buildings, Piccathorpe Lane
North Somercotes LN11 7PU
Guide Price £100,000

M A S O N S
RURAL & EQUESTRIAN

Approximately 5.23 acres of land (STS) with a U-shaped range of outbuildings, all positioned about half a mile from the village, and having planning permission for a trial period ending in May 2019, for use in connection with dog training/breeding with a temporary pontoon-based living unit also connected with the dog training/breeding use, whilst retaining 3 stables and manege for equestrian use.

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. We understand that the site has mains electricity and water connected but no searches have been carried out to verify.

Directions

Entering the village of North Somercotes from the North on the A1031 coast road, proceed along Conisholme Road to the crossroads by the Axe and Cleaver public house and turn right here along South Road. Follow the lane away from the village as far as the next crossroads and turn right onto Piccathorpe Lane. The land is immediately on the right with access on the far side of the frontage.

Planning

Planning permission was granted on the 16th May 2016 for the use described above following application N/132/01370/15 to include the erection of a porch on the stable building and the retention of earth mounds, fencing, metal storage containers and floodlights – all subject to various conditions.

On the 19th September 2017 planning permission was then granted for an extension to existing kennels to provide 5 no. kennels, a food storage room and a quarantine kennel (Application N/132/00169/17) again subject to conditions.

On 20th October 2017 approval of non-material amendments was granted to change the location of the anchored floatable pontoon (living container) via application N/132/01741/17.

The decision notices, plans, conditions etc. are accessible on the planning portal of the East Lindsey District Council website or the main elements can be emailed by the selling agent on request.

The Property

The land and buildings are to be “sold as seen” to include the structures and free-standing items on site. The property has been intended for some time but affords the potential either to re-apply for planning permission for the uses above due to the impending deadline referred to

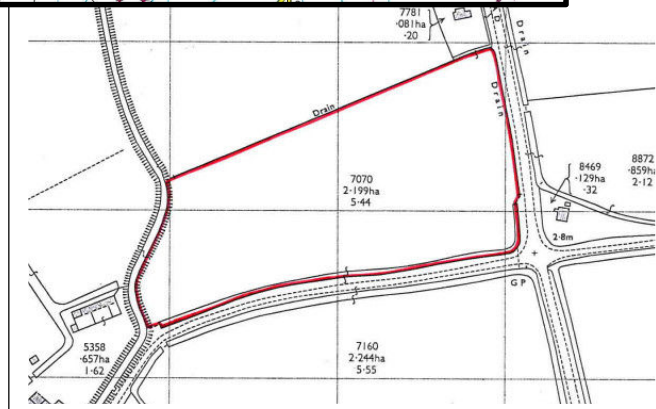
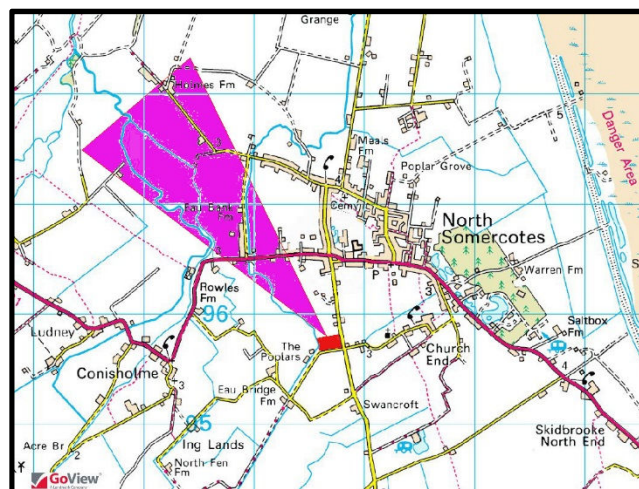
in the permission or for alternative uses such as purely equestrian, horticultural or leisure-based activities.

Method of Sale: The land is for sale by Private Treaty.

Council Tax and Business Rates: The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation of a unit such as that for which permission has been granted by the 2016 consent would alter this position and any business use will be subject to business rates unless exemption applies.

Sporting and Mineral Rights: These are included in the sale where they are owned.

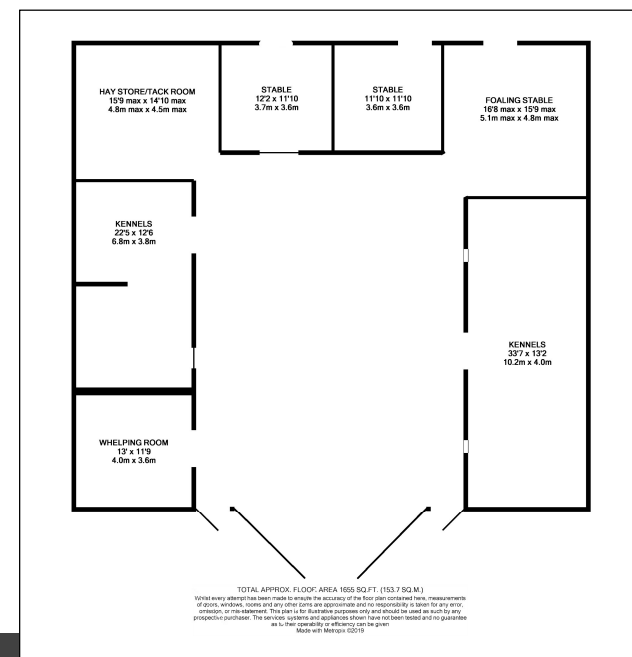
Wayleaves, Easements, Covenants and Rights of Way: The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.



Tenure: The property is offered for sale freehold with vacant possession on completion.

Viewing: Viewing by appointment ONLY through the selling agent.

Lindsey Marsh Drainage Board: The land is subject to an annual drainage charge- details have been requested from the Board and will be made available as soon as possible.



Important Notice

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

- 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;
- 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.