



Field Farm, Burgh Bypass (with secure planning permission for change of use to storage or distribution)

Burgh le Marsh Bypass, Lincolnshire



Field Farm, Burgh le Marsh Bypass,
Burgh le Marsh Lincolnshire,
PE24 5ES

AGENT'S COMMENTS

Willsons are pleased to be able to offer for sale a useful set of buildings with the benefit of Planning Permission for the "change of use, conversion and extension to existing agricultural buildings to be used under Class B8 (Storage or Distribution). Situated in an attractive location. The planning permission has been secured under point 7 of the Particulars of Decision regarding the access.

These former agricultural buildings are being sold with 6 acres of pastureland.

**Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £220,000**

ABOUT THE AREA

Burgh Le Marsh is situated approximately 5 miles inland from the coastal resort of Skegness, where there is a trainline and bus service. It is approximately 8 miles to the market Town of Spilsby, 40 miles from the city of Lincoln and approximately 46 miles from the closest airport being Humberside.



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— SINCE 1842 —

LOCATION AND ACCESS

The buildings and land are situated in the parish Burgh le Marsh and access is gained off the Burgh le Marsh bypass a publicly maintained highway. The vendor retained an access to the south eastern end of the land via Station Road, which will be included within the sale.

The land is clearly marked with a 'For Sale' board which is positioned at the opening to the field which should aid with identification.

 **What3words: keys.reworked.caller**

BUILDINGS

4 Bay Open-fronted Barn (18.21m x 8.76m) being a steel framed general purpose building with gravel floor and corrugated steel cladding to 2 sides.

4 Bay Lean-to Crew Yard/General Purpose Building (18.16m x 8.94m)

Steel framed with concrete floor.

3 Bay Livestock/General Purpose Building with 2 concrete sections of flooring and 1 gravel, crash barrier partitions.

LAND

There is approximately 6 acres of additional land adjacent to the agricultural buildings. It is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales.

PLANNING PERMISSION

Full planning permission was granted on 04/09/2023 (Application Number S/023/00695/23) for the "Change of use, conversion and extension to existing agricultural buildings to be used under Class B8 (Storage or Distribution) of The Town Country Regulations 2020 and provision of associated car parking and servicing area, and alterations to vehicular access".

The Planning Permission states "No processes shall be carried out, no lorries or vans shall enter the site, and no deliveries shall be taken at or dispatched from the site, outside the hours of 07:00hrs – 18.00hrs on Mondays to Fridays, and on 07:00hrs – 13:00hrs on a Saturday, and nor at any time on Sundays, Bank or Public Holidays".

Under point 7 of the Particulars of Decision the access has been improved and the planning permission has been secured.

All relevant documents relating to the Planning Application can be viewed on the website of East Lindsey District Council (<https://www.e-lindsey.gov.uk/planning>). Prospective purchasers are strongly advised to make themselves fully aware of all the information displayed on the website.

TENURE & POSSESSION

The Freehold interest is being offered for sale with full vacant possession upon completion.

SERVICES

Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

BOUNDARIES

There are no physical boundaries along southern boundary of the yard, we understand the adjoining property to form the boundary of the building.

All other boundaries are clearly demarcated, and the vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

HM LAND REGISTRY

The property is Land Registry title number: LL317214.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any rights which affect the land; however, all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps although believed to be correct are for guidance and identification purposes only.

VIEWING

The buildings and land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.

VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LOCAL AUTHORITIES

Lincolnshire County Council: County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

East Lindsey District Council: The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

Lindsey Marsh Internal Drainage Board: Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

Environment Agency: Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

FURTHER DETAILS FROM THE AGENTS

Willsons, 16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG.

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Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

