HOME FARM BUILDINGS
STURTON
NR. BRIGG
NORTH LINCOLNSHIRE

A range of farm buildings constructed in mainly traditional, but with some more modern, materials with potential for conversion to commercial use subject to planning consent situated in village location with good access to the M180.

TO LET
(Terms subject to negotiation)
1. INTRODUCTION
This introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.

2. GENERAL DESCRIPTION
Home Farmyard comprises a substantial range of mainly traditional stone and brick farm buildings together with some buildings constructed in newer materials, with frontage to Main Street in the small village of Sturton. The total external floor area of all the existing buildings amounts to approx. 22,300ft² (2,073m²). The farm buildings have scope for conversion to commercial use subject to the granting of an appropriate planning permission.

Conversion to residential use is not permitted.

3. SITUATION
Sturton is an excellent location within one mile of Junction 4 of the M180. The A15 and M180 provide good access to the country’s road network. Humberside International Airport is within approximately 10 miles.

The small village of Sturton immediately adjoins the south side of Scawby which is situated approximately 3 miles west of Brigg, 5 miles east of Scunthorpe and 23 miles north of Lincoln.

Home Farmyard has frontage to the north side of the Main Street in Sturton.

4. AREA
The village is shown edged in red on the attached plan Scale 1:1250 and extends to 1.2 acre (0.5 hectare) or thereabouts.

5. LEASE TERMS
The property is available to let on terms to be negotiated, to include a term certain of not more than 20 years with rent payable quarterly in advance, and with the tenant responsible for all repairs, maintenance, and insurance obligations, all usual outgoings, and the entire cost of any improvement or conversion expenditure as prior agreed with the lessor.

6. SERVICES
A 3 phase electricity supply is connected, as is mains water (shared supply).

7. TOWN AND COUNTRY PLANNING
The farm buildings are suitable for conversion to a variety of commercial uses, including rural workshops, storage or offices, all subject to obtaining detailed planning permission.

Residential use of all or part of the site is not permitted.

The property is otherwise sold subject to existing Town & Country Planning Law and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or bye-laws without obligation on the part of the vendor or his Agents to specify them

Home Farm House which adjoins to the east is Listed Grade 2.

8. LOCAL AUTHORITY
North Lincolnshire Council, Church Square House, PO Box 42, Scunthorpe, DN15 6XQ. Tel. 01724 296296.

9. VIEWING
Strictly by appointment with the sole agents, Jas Martin & Co., 8 Bank Street, Lincoln LN2 1DS (tel. no. 01522 510234).
10. OFFERS
Offers, including detailed development proposals, details of the proposed tenant/developer, and an indicated commencing rent, should be submitted in writing to the sole agents Jas. Martin & Co., 8 Bank Street, Lincoln LN2 1DS.

11. WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other rights and obligations, quasi-easements and restrictive covenants and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these Remarks or not.

12. MISREPRESENTATIONS
These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further inquiries with a view to taking up negotiations. They are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither Agents nor the vendors are to be or become under any liability for claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

PARTICULARS
Please refer to the block plan attached:-

1. Traditional stone and pantile and brick single storey bay open fronted implement store 68’ x 30’ (20.7m x 9.1m).

2. Traditional stone and pantile L shaped range comprising:-
   - single storey range incorporating brick dovecote 135’ x 20’ (41.1m x 6.1m).
   - two storey barn 60’ x 25’ (18.3m x 7.6m).

3. Traditional brick and slate single storey store 20’ x 12’ (6.1m x 3.6m).

4. Steel frame, steel walling, cement fibre clad general purpose storage building with concrete floor 80’ x 40’ (24.4m x 12.2m) plus 40’ x 25’ (12.2m x 7.6m).

5. Traditional brick and slate two storey barn 80’ x 23’ (24.4m x 7.0m) plus store on north side 25’ x 14’ (7.6m x 4.3m) plus store on east end 18’ x 12’ (5.5m x 3.6m).

6. Steel frame steel walling and cement fibre clad store with concrete floor 30’ x 25’ (9.1m x 7.6m).

7. Steel frame concrete block and steel walling, cement fibre clad general purpose building with concrete floor 110’ x 60’ (33.5m x 18.3m) overall.

8. Traditional brick single storey range comprising:-
   - brick and pantile 4 bay open fronted range 45’ x 18’ (13.7m x 5.5m)
   - concrete block and corrugated iron sheeted store 19’ x 15’ (5.8m x 4.6m)

9. Traditional part brick/part stone and pantile 4 bay open fronted barn with attic 40’ x 20’ (12.2m x 6.1m).

N.B. Measurements are approximate and intended as a guide only.
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