



DONNA NOOK FARM

ARK ROAD, NORTH SOMERCOTES, LOUTH, NORTH LINCOLNSHIRE, LN11 7NU

A poultry farm for sale either as a whole or in Two Lots. Lot 1 comprises three buildings including a brick store with approval to change use to Business and Storage & Distribution, and Lot 2 a range of buildings including a three bedroom bungalow. The buildings in all provide 1,858m² of rearing space plus ancillary buildings and the site in total extends to approximately 1.8 hectares (4.42 acres) (subject to survey)

FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

REF: P217

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The site is set in an isolated location to the north of the village of North Somercotes off Ark Road.

DESCRIPTION

A poultry farm for sale either as a whole or in Two Lots. Lot 1 comprises three buildings including a brick store and Lots 2 a range of buildings including a three bedroom bungalow. The buildings in all provide 1,858m² of rearing space plus ancillary buildings and the site in total extends to approximately 1.8 hectares (4.42 acres) (subject to survey).

LOT ONE

One Brooder Building

One Brick Building

One Old Brick Store

Two of the above buildings have approval from East Lindsey District Council to change use to Class B1 Business Use and Class B8 Storage and Distribution reference N/132/00538/19. Further details available upon request.

LOT TWO

Three Bedroom Bungalow consisting of Lounge, Kitchen, Bathroom, single garage and garden.

Two Pole Barns

Four Brooder Buildings measuring 24m x 16m each.

One Open Sided Steel Framed Building measuring 45m x 22m approximately.

One Older Brooder Building

PLANNING HISTORY

Some of the buildings were granted planning permission in the 1990s (brooder buildings).

A ground mounted solar scheme (50kw) was granted in 2013 reference N/132/00117/13.



THE BUNGALOW

The Bungalow is currently occupied by the Manager of the unit.

It is constructed of brick with a pitched tiled roof and UPVC double glazed windows throughout with an open fire in the Lounge.

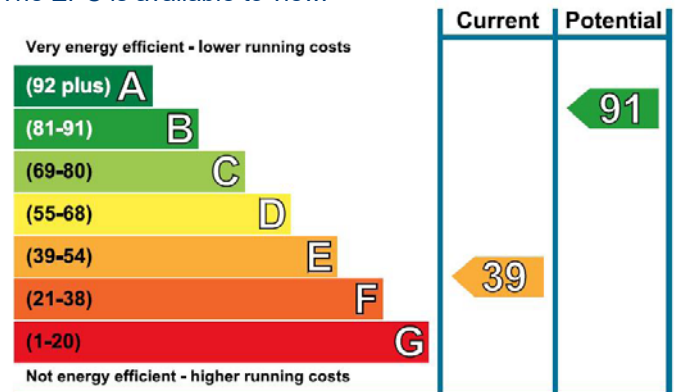
The bungalow is subject to an agricultural occupancy condition which states:- 'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).'

ACCESS

Access to the property is via a shared concrete drive.

ENERGY PERFORMANCE CERTIFICATE

The EPC is available to view.



SERVICES

It is understood the property is served with mains water and electric.

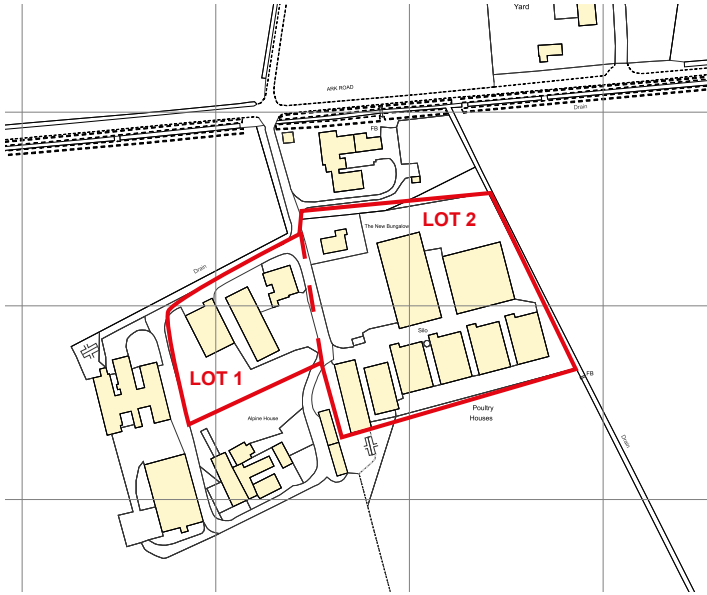
Central heating is provided by Liquid Petroleum Gas.

LOCAL AUTHORITY

East Lindsey District Council
Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP.
T: 01507 60 11 11

VIEWING

Strictly by appointment with the selling agent Acorus.





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