

For Sale

Large Commercial
Yard, Bungalow and
Agricultural Land

Common Lane
Heapham
Gainsborough
DN21 5XD



On behalf of the Joint Supervisors of the IVA



- Secure commercial / storage yard (previously used for motor salvage)
- Extends to 8.0 hectares (19.8 acres)
- Agricultural land extending to 8.43 hectares (20.8 acres)
- 3 bedroom bungalow
- Will consider splitting
- Offers in excess of £400,000 for the whole

For further information contact:

James Gibson

T: 0121 609 8522

E: james.gibson@gva.co.uk

Charles Alexander

01522 504 304

charlesalexander@jhwalter.co.uk

08449 02 03 04
gva.co.uk/6740

Location

Heapham is a village in Lincolnshire approximately 10 miles east of Gainsborough and 26 miles north of Lincoln. The property lies just to the north east of the village and was once part of RAF Sturgate. The property is a little under 3 miles from the A631 giving access to Gainsborough and the main road network.

Description

The property is divided into 3 parts.

Secure commercial storage yard of 19.8 acres (8.0 hectares) with security fencing and buildings. The yard includes 2 workshops / warehouse buildings of barrel construction providing a total of 525.8 sq. m (5,659 sq. ft) of accommodation.

Next to the entrance to the secure commercial storage yard is a 3 bedroom detached bungalow which provides entrance hall, living room / dining room, kitchen, 3 bedrooms and bathroom with a detached double garage.

The agricultural land extends to 20.8 acres (8.43 hectares).

The total site area extends to approximately 40.6 acres (16.43 hectares).

Tenure

Freehold

Asking Price

Offers in excess of £400,000.

Town & Country Planning

Interested parties should make their own enquiries with West Lindsay District Council on 01427 67 66 76.

Rateable Value & Council Tax

The yard has a rateable value of £39,500.
The bungalow is in Council Tax Band A.

Easements Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in these particulars.

Please note that there is a private right of way in favour of a neighbouring land owner from Common Lane to land to the north of the property.

VAT

All prices and rents expressed in these particulars are exclusive of VAT where payable.



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Subject to Contract - 01B310753 - 01/14



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