



5 Vacherie Lane & Workshop/Storage
Building, North Kyme, Lincoln, LN4 4DL

Pygott
& Crone

Will Barker
& Co

5 Vacherie Lane & Yard, North Kyme, Lincoln, LN4 4DL

- Detached 4-Bed House
- With 1883sqft Workshop Building
- Generous Double Garage & Garden Store
- Set in 0.21ha (0.52 acres)
- For Sale as a Whole
- Yard has full planning permission.

£425,000

- 3 Phase in Workshop Sleaford, Lincs, NG34 8GG
- EPC - Rating E
- Council Tax Band - D

Will Barker & Co
12 The Point, Lions Way,
01529 414555
info@willbarker.co.uk
www.willbarker.co.uk

4-bedroom detached house with a useful storage building set in 0.21ha (0.52 acres).

The property would be suitable for a variety uses, subject to the relevant planning consents. The house itself offers potential to be extended and there is scope to add to the buildings if required, again subject to any required consents.

Location

The property is centrally located within the small rural village of North Kyme with benefits from a Church and a pub.

It is situated; 1.9 miles south of the village of Billingham, 8.0 miles northeast of the market town of Sleaford, 6.9 miles southwest of the village Coningsby and 18.0 miles southeast of the city of Lincoln.



The House

The accommodation offers an entrance hall to the ground floor with W.C., Lounge/Dining Room, Family Room/Study, Kitchen and Conservatory. The first-floor comprises of 4 double bedrooms and a large family bathroom.

The house benefits from a large secure rear garden with apple and plum trees around the boundary, a double garage, greenhouse and a garden shed along the driveway and ample parking.



Yard & Building

The yard comprises, a large brick workshop with good road frontage. In the storage building there is a workshop located to the rear and a WC. At the back of the yard there is an old portacabin with 3 offices located inside. The 4-poster ramp and air compressor as seen in the photos are available by separate negotiation.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these sales particulars. The property is on main drainage.

Method of Sale

The freehold interest to the land is being offered for sale by Private Treaty.

Plans & Areas

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

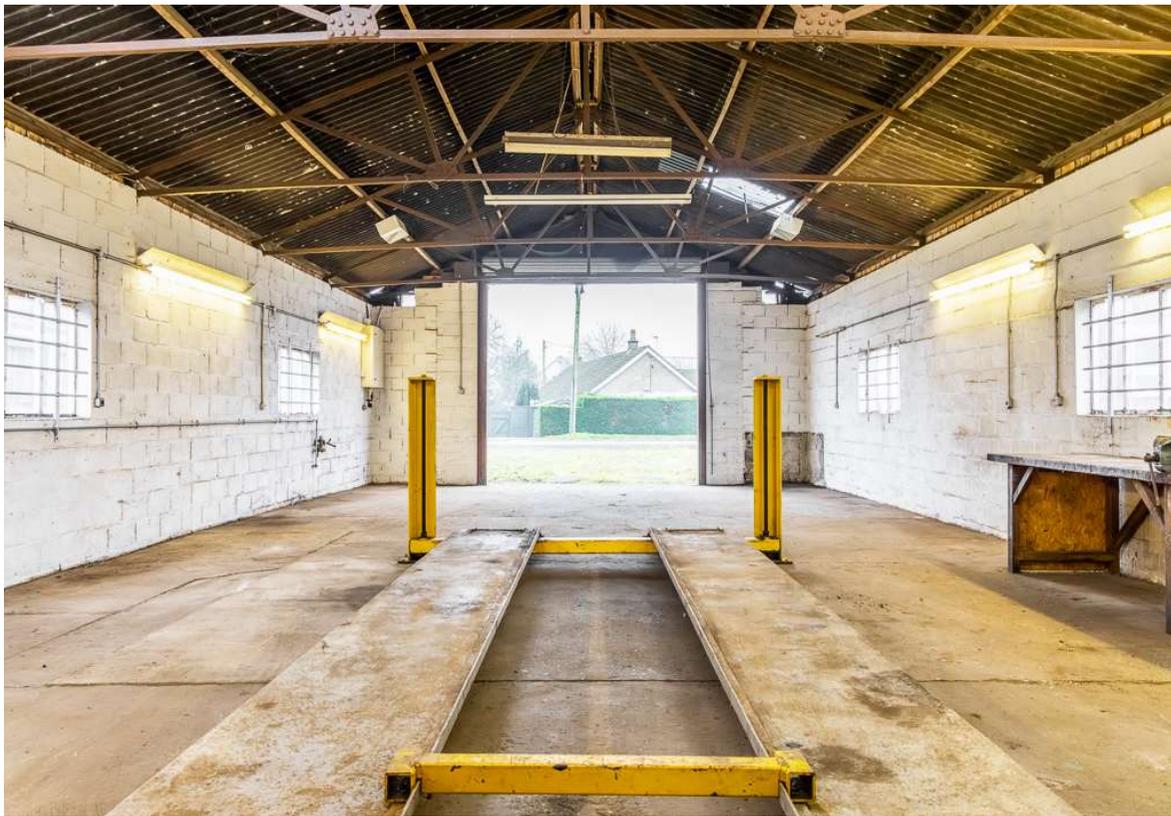
Prospective purchasers wishing to view the property should make an appointment through the selling agents.

Given the potential hazards of the property, we would ask you to be as vigilant as possible when inspecting for your own safety. Those wishing to view the property do so at their own risk.









Planning Permission

Please note that the workshop has obtained planning permission for the erection of 2 dwellings (including the demolition of the existing building)

The decision was decided in November 2023.

Plot 1

2 Story semi-detached house
4 bedrooms
3 Car parking Spaces
Approx 301m²

Plot 2

2 Story semi-detached house
4 bedrooms
3 Car parking spaces
Approx 243 m²

More information can be found on North Kesteven District Councils planning website.

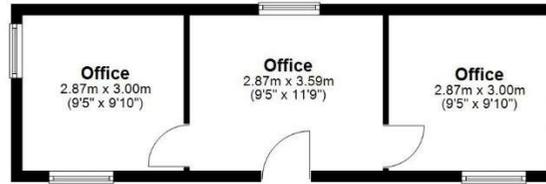
The planning is under two references
23/1304/PNMAT
23/0795/OUT

Accommodation Schedule					
Ref	Style	Floor Area	Beds	Parking	Rear Garden Area
Plot 1	2 Storey semi detached	Approx 300m ²	4	3 Car Parking Spaces	Approx 300m ²
Plot 2	2 Storey semi detached	Approx 243m ²	4	3 Car Parking Spaces	Approx 200m ²



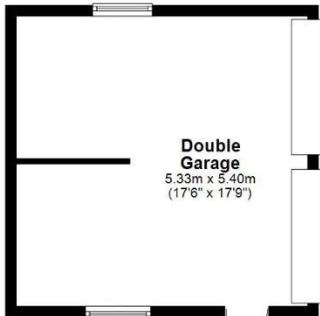
Portacabin to Workshop Rear

Approx. 28.1 sq. metres (302.1 sq. feet)



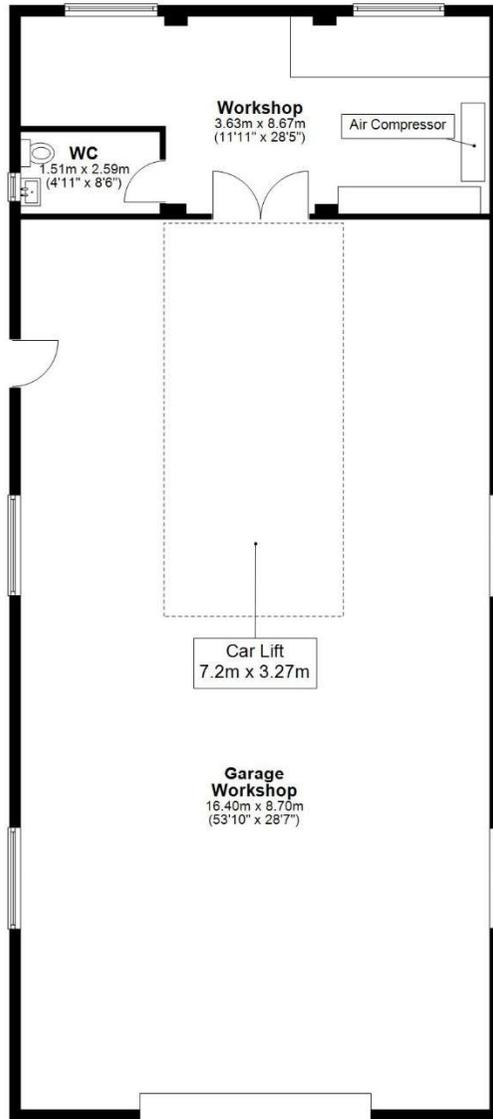
Garage to Left

Approx. 36.1 sq. metres (388.9 sq. feet)



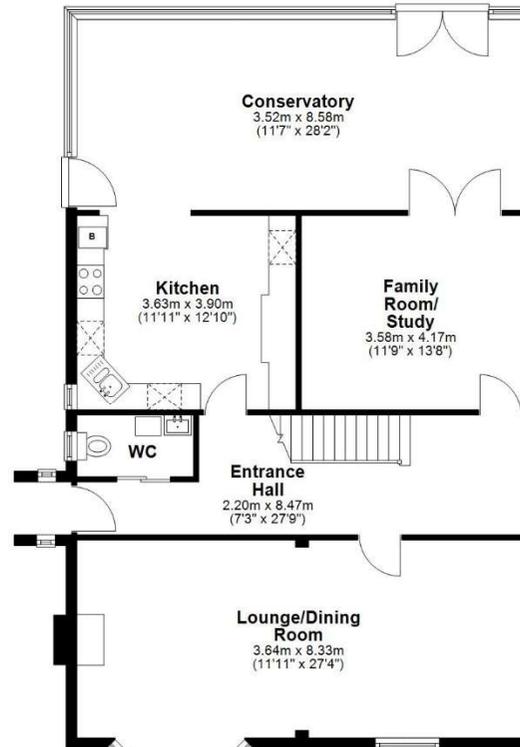
Workshop to Right

Approx. 175.0 sq. metres (1883.9 sq. feet)



Ground Floor

Approx. 111.4 sq. metres (1199.3 sq. feet)



First Floor

Approx. 80.4 sq. metres (865.4 sq. feet)

