

# Half Acre Site, An Old Wood Cutting Yard with 2,482sqft, 230sqm of Workshops and Storage For Sale with Vacant Possession

Woodmans Yard | Mareham Lane | Spanby | Sleaford | Lincolnshire | NG34 0AT



Half Acre Site Set in Woodland Copse with Approximately 200ft, 60m of Road Frontage Located Halfway Between Grantham and Boston to the North of the A52 Trunk Road

For Sale Freehold with Vacant Possession with All Contents  
£115,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

Mareham Lane is located approximately half a mile to the north of Threkingham, 5 miles to the south of Sleaford in the village of Spanby, a small hamlet.

The A52 trunk road is located half a mile to the south connecting the East Midlands to the coast at Boston.

The A15 trunk road is located 1½ miles to the west connecting Lincoln with Peterborough.

The site is located opposite the White House Plantation.

## Description...

The property comprises a Woodmans Yard which is approximately rectangular in shape with mature boundaries.

Vehicular access leads to a parking area, where there is a large steel framed and clad single storey workshop building being 40ft x 32ft, 1,280sqft, having a concrete floor.

Attached to this building is a side store, 40ft x 17ft, 680sqft, having an earth floor and requiring renovation.

To the rear of these buildings is a gravelled storage area and small fenced paddock area.

To the south of the main buildings are various smaller parcels of land including a steel panelled storage building, 23ft x 9ft, 207sqft, a former garage building 15ft x 9ft, 135sqft and timber summerhouse building with concrete floor, 15ft x 12ft, 180sqft.



## Agent's Notes...

The property is formed under Title No. 389160.

Drainage is payable to the Black Sluice Internal Drainage Board.

The property is rated ref. no. 10000182285 being adjacent to Keepers Cottage, Woodmans Yard having a rateable value of £1,675. The property is therefore exempt from rates to qualifying small businesses.

Correspondence is on file relating to the lawful use of the site as being used by a small wood cutting business for more than 10 years therefore falling into the general category B2 General Industrial Use.

This is for the purposes of cutting, preparation, storage and sale of firewood from the land.

The site may be suitable for a variety of other purposes subject to planning permission.

## Services...

No services are directly connected to the site however we understand that they are within close proximity to the entrance to the site. Purchasers are requested to make their own enquiries.

Local Authority, North Kesteven District Council. Kesteven, Sleaford, NG34 7EF.

## Viewing...

All viewings are to be made by appointment through the agent.

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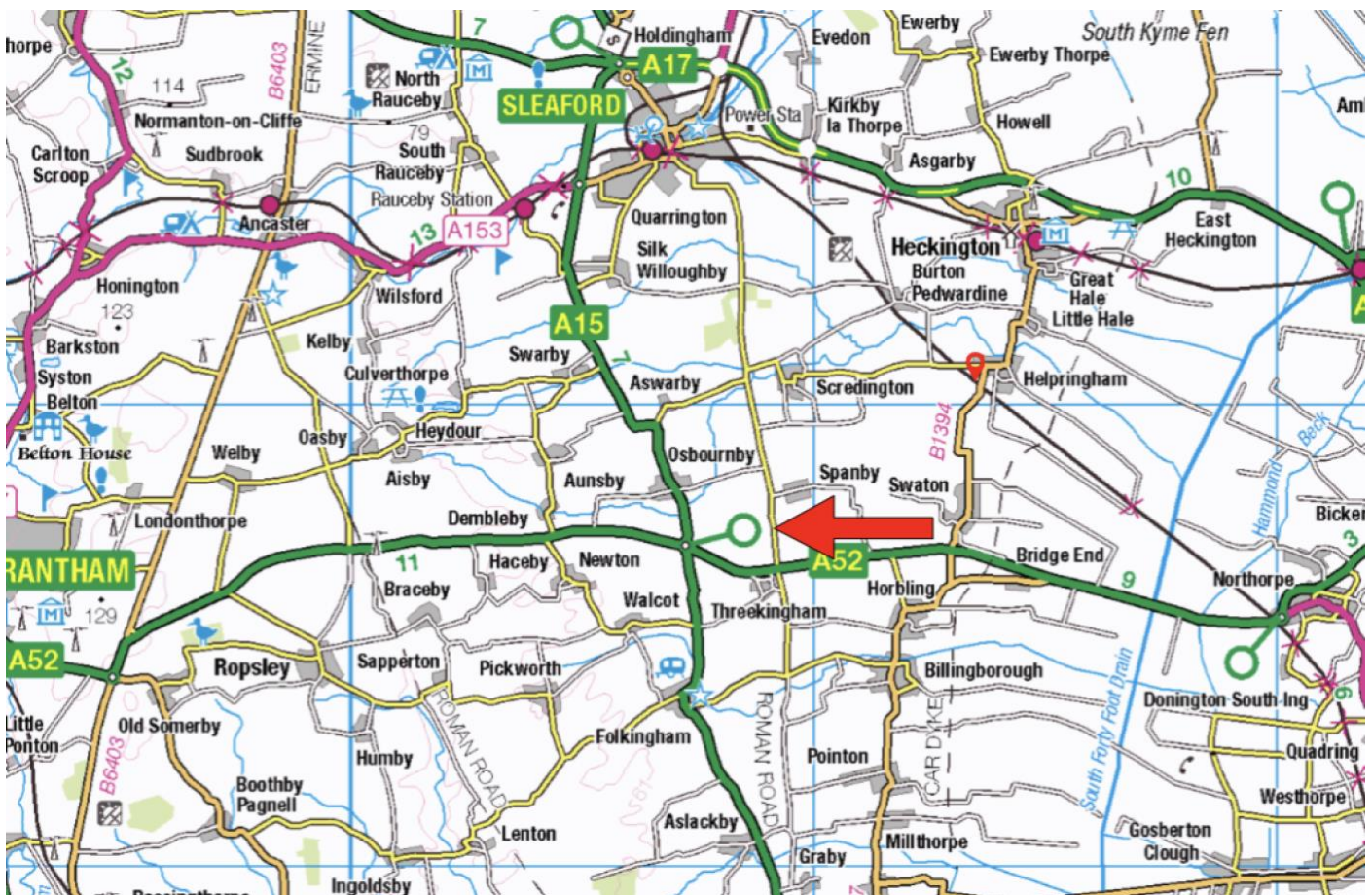


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