

Offers Over **£250,000**



For sale by private treaty. A rare opportunity has arisen to purchase a superb site offering a wide range of options for the discerning developer. Consisting of approx 15.5 acres, a detached farmhouse and former Wesleyan chapel, this site will no doubt generate a high level of early interest. Offering approx 140 square meters of internal space the farmhouse requires a full scheme of refurbishment and offers buyers the opportunity to create a superb dwelling (subject to appropriate consents). The chapel measuring approx 200 square meters of floor space, again requires a full scheme of attention and refurbishment.

<http://www.martinco.com>

Unit 3, The Engine House, Marshalls Yard, Gainsborough, Lincolnshire,
DN21 2NA

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Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** Our mortgages are offered by Seico who have a team of highly qualified Financial Consultants that can provide you with up to the minute information on many of the rates available. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.


Offers Over **£250,000**



 For Sale By Private
Treaty

 Consists of 15.5 Acres

 Buildings Require
Refurbishment

 Detached Farmhouse -
140 sq. m of Internal Space

 Former Wesleyan Chapel
- 200 sq. m of Internal Space

 Will No Doubt Generate
Early Interest



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Buyers must make their own enquiries and satisfy themselves that any planned works are acceptable with the appropriate authorities and relevant permissions are obtained. Martin & Co makes no representation with regards to any investment or planning for the site.

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