



COTTAGE FARMSTEAD
Crowle, North Lincolnshire



GSC GRAYS
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COTTAGE FARMSTEAD

CROWLE, SCUNTHORPE, NORTH LINCOLNSHIRE, DN17 4BH

A SUBSTANTIAL 6 BEDROOMED FARMHOUSE OF SOME 3600 SQ FT REQUIRING COMPLETE MODERNISATION PLUS AN ADJOINING RANGE OF TRADITIONAL BRICK BARNs WITH PLANNING PERMISSION FOR 5 INDIVIDUAL DWELLINGS TOTALLING AROUND 10,000 SQ FT AND STANDING IN APPROXIMATELY 3 ACRES.

Enjoying an appealing yet convenient rural setting, close to a well serviced town between Thorne and Scunthorpe with excellent road and rail connections.

FOR SALE AS A WHOLE, AS ONE LOT



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Situation

Cottage Farm is situated a short distance to the north of the increasingly popular and well serviced town of Crowle, in North Lincolnshire near Doncaster and Scunthorpe. Crowle rail station offers connections to both, with Doncaster being on the East Coast main line service to London Kings Cross. In terms of road access, the M180, M18 and M62 motorways to the south, west and north respectively all offer accessibility further afield with the region's commercial centres therefore within daily commuting distance.

Crowle is situated on the Isle of Axholme, and has a rich history that dates back to the Roman times, with many historical landmarks and buildings. The town has a population of around 4,000 people, and is a popular destination for tourists who are looking to explore the countryside of Lincolnshire. Crowle has a various local shops, pubs, and restaurants, plus schooling and is also home to a number of annual events and festivals, including the Crowle Show. Wider facilities are available in Scunthorpe, Thorne and Doncaster.

Description

The farmstead at Cottage Farm sits a short distance north of Crowle surrounded by open countryside. The sale offers an appealing opportunity to acquire a range of traditional buildings comprising a farmhouse in need of complete renovation plus adjacent brick barns, being partially two story, and having planning permission for conversion to 5 individual dwellings. In addition, the site currently includes a range of portal frame open agricultural buildings and further single story open fronted car sheds/workshops that would be ideal for garaging or ancillary accommodation. The site extends overall to around 3 acres (1.21 ha).

The farmhouse faces south, extends to approximately 3600 sq ft (334 sq m) and currently comprising 6 bedrooms, a house bathroom and 4 receptions rooms. It requires complete renovation. The barns extend overall to some 10,000 sq ft (929 sq m) with the approved design being an interesting a mix of 2, 3 and 4 bedroom homes for open market sale that will take advantage of the appealing rural setting and open views.





ADDITIONAL INFORMATION

Tenure

Freehold with vacant possession on legal completion.

Services

Mains water and electricity are understood to be available within or close to the site. Mains gas is not in the vicinity. New private drainage will be required.

Access

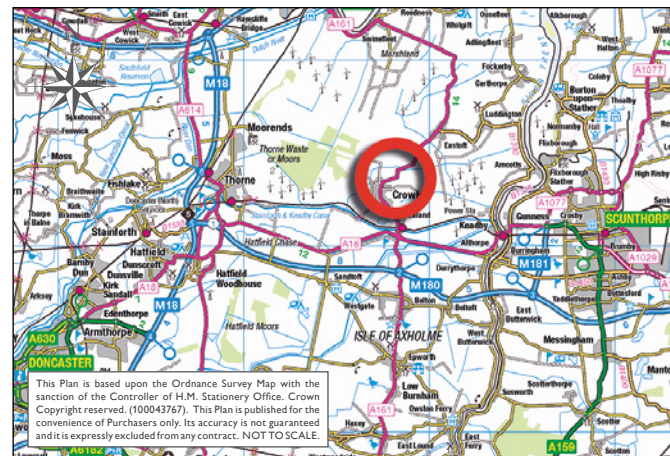
The majority of the roadway from Crowle is understood to be adopted with a short distance being private over which there will a contributory maintenance arrangement.

Planning

Permission to convert barns into 5 residential units was granted by North Lincolnshire Council on 8 March 2024 (App no: PA/2023/1162). A supplementary information pack is available from the selling agents.

Viewing Arrangements

Strictly by appointment through the selling agents GSC Grays (01423) 740121. Interested parties are requested not to view without prior agreement due to the current state of the buildings in certain parts.



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Particulars written: January 2025

Photographs taken: Autumn 2024