



Meadowbank, Old School Lane
Donington On Bain, LN11 9TQ

For Sale by Auction





MEADOWBANK

Old School Lane,
Donington On Bain
LN11 9QT

FOR SALE BY AUCTION

on THURSDAY 3rd MARCH 2022
at 2:30PM

at THE ADMIRAL RODNEY HOTEL, NORTH
STREET, HORNCastle. LN9 5DX

A RARE RESIDENTIAL DEVELOPMENT
OPPORTUNITY, SITUATED WITHIN THE
LINCOLNSHIRE WOLDS and AREA OF
OUTSTANDING NATURAL BEAUTY. THE
PROPERTY OVERLOOKS THE VALLEY OF THE
RIVER BAIN, OFFERING POTENTIAL FOR
RENOVATION/EXTENSION OR ERECTION OF
A REPLACEMENT DWELLING, IN AN
EXCEPTIONAL LOCATION

GUIDE PRICE: IN EXCESS of £200,000

LOCATION

The village of Donington on Bain is situated in the heart of the Lincolnshire Wolds, within the designated Area of Outstanding Natural Beauty, approx. 6 ½ miles south-west of the market town of Louth, known as the 'Capital of the Wolds'. The town is noted for its variety of independent retailers. The smaller market town of Horncastle is approx. 8 miles to the South.

The village, as the name implies, is situated on the River Bain, with the famous Viking Way footpath running through it, services include; pub, shop, post office and primary school.

The property is situated on the western edge of the village, at the end of Old School Lane, which is a no through road and is shown for identification purposes on the plan attached.



GENERAL DESCRIPTION

The property comprises a detached bungalow, situated on an enviable setting in an elevated position enjoying fine open westerly views over the Bain Valley and rolling landscape beyond. The site is enclosed by established boundaries of mature hedgerow, trees and fencing and extends to approx. 2.5 acres (1.01 hectares). The land slopes away from the bungalow to a copse and the bank of the River Bain, which forms the western boundary.

The land is currently laid to rough pasture and in addition to the bungalow, houses two detached buildings, comprising a dilapidated cottage, garage plus a field shelter in the paddock.

The bungalow is built in brick under a pitched rosemary tile clad roof, with a mixture of uPVC and timber windows. The property is in a very basic condition and as such provides the potential for re-development in extension and renovation of the existing dwelling, or possibly a replacement dwelling, subject to all necessary consents.

ACCOMMODATION

The existing dwelling has a GIFA of approx. 613 sq.ft (57sqm)

The property is entered at the rear via a steel obscure glazed door into the:

ACCOMMODATION cont.

Porch: With timber single glazed window and uPVC double glazed door to the:

Kitchen: Having a dual northerly and easterly aspect, with timber and uPVC double glazed windows. There is a range of fitted base and wall units, built in Hotpoint electric ceramic hob, built in Indesit electric oven, no kitchen sink and appropriate splash back tiling. With radiator, phone point, multiple power points, ceiling light and laminate flooring. Open through to:

Hallway: With access to loft space, laminate flooring and timber panel doors to:

Bedroom: Having a southerly aspect via a uPVC double glazed window radiator, multiple power points, ceiling light and built-in wardrobe with hanging rail and shelving.

Bathroom: With panel bath, low level wc, pedestal wash hand basin and appropriate wall tiling, with built in cupboard and a northerly aspect via uPVC double glazed obscure window.

Living / Dining Room: Open plan with a westerly aspect via two uPVC double glazed windows, affording fine views over the paddock below and beyond. There is a feature brick built open fireplace, with back boiler, connecting feature archway, with various power and television points.

OUTSIDE

The property is approached from Old School Lane via a gravelled driveway at the north eastern corner of the site. The land is in effect split level, with the bungalow situated at the elevated eastern part of the site, the land then falls away to the river below. There is a detached brick and pantile out building / garage to the north of the bungalow, and a detached dilapidated cottage and associated curtilage outbuildings to the south, built in part stone and brick under corrugated metal sheeted and tiled roofs. Within the paddock to the west, is a timber and asbestos sheeted field shelter. The boundaries are well established comprising a mixture of trees, hedgerow and fencing with a public footpath running alongside a small section of, but beyond the northern boundary.

SERVICES

Mains electricity and water appear to be connected, drainage to a private system. None of the services have been tested and prospective purchasers should satisfy themselves in this regard

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

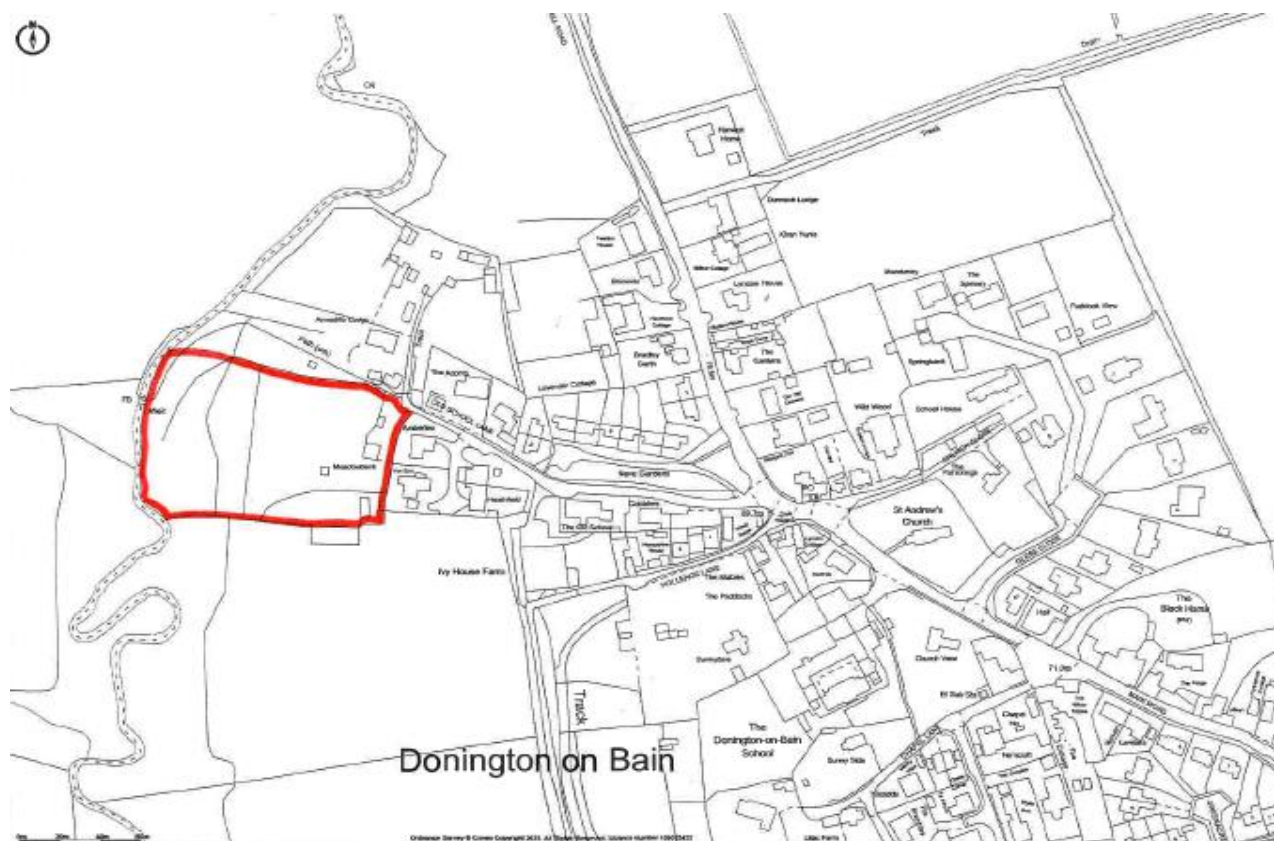
TENURE

The property is offered for sale freehold, with full vacant possession on completion.

VIEWING

At any reasonable time on site, when accompanied by a set of sales particulars. For internal viewing, open viewing days will be held:
Saturday 5th February 9 am – 12 noon
Saturday 12th February 9 am – 12 noon

For further information contact:
Horncastle Office Residential Sales
01507 522222
horncastle@robert-bell.org



AUCTION DETAILS

Method of Sale

The land is offered for sale by auction. 10% deposit will be due at the fall of the hammer. On the fall of the hammer, the successful bidder enters into a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitors details and produce a form of identification.

Completion

12 weeks after the date of the auction viz. Thursday 26th May 2022, or sooner by agreement.

Auctioneer

Colin Low, Robert Bell & Company

Tel: 01507 522222 Email: colinlow@robert-bell.org

Vendors Solicitor

Wilkin Chapman LLP – Mr Richard Brown

17 Cornmarket, Louth, Lincs. LN11 9QA Tel: 01507 350163

Conditions of Sale

The 3rd edition of the Common Auction Conditions shall apply to all lots plus any extra General Conditions of Sale that may apply in the legal pack and any Special Conditions that may vary the General Conditions.

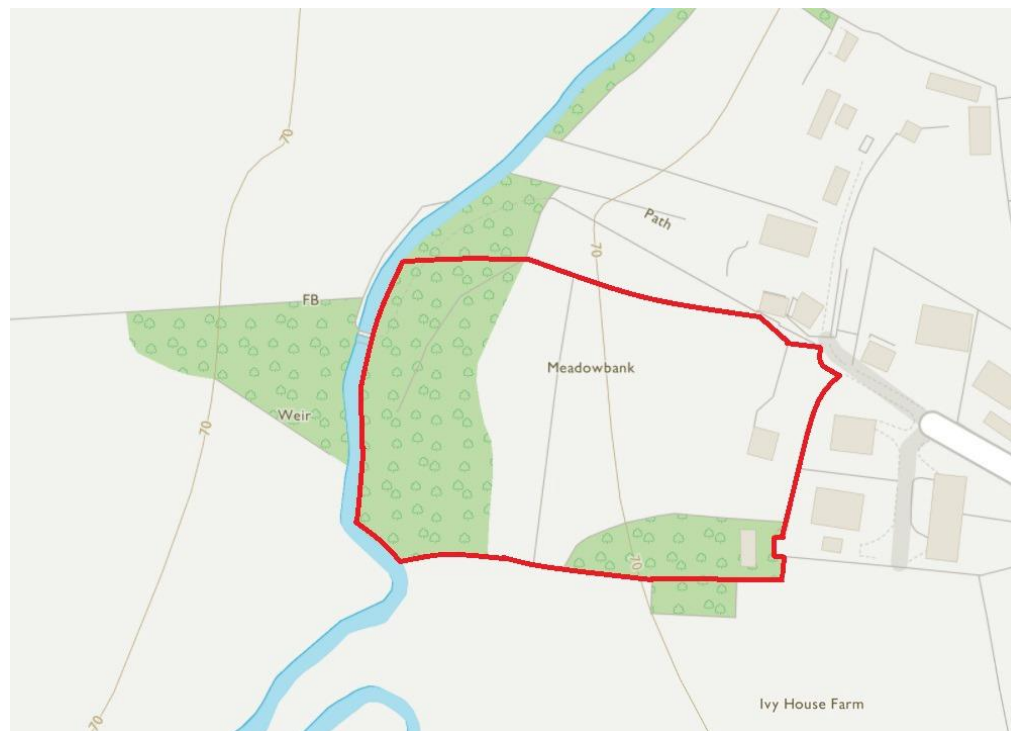
Legal Pack

Available via email or to view at the Auctioneers Horncastle Office.

Potential purchasers are deemed to have made all the necessary enquiries and taken independent legal advice and purchase with full knowledge of the content of the legal packs.

Registration of Interest

Potential purchasers are advised to register their interest so that they can be informed of any amendments.



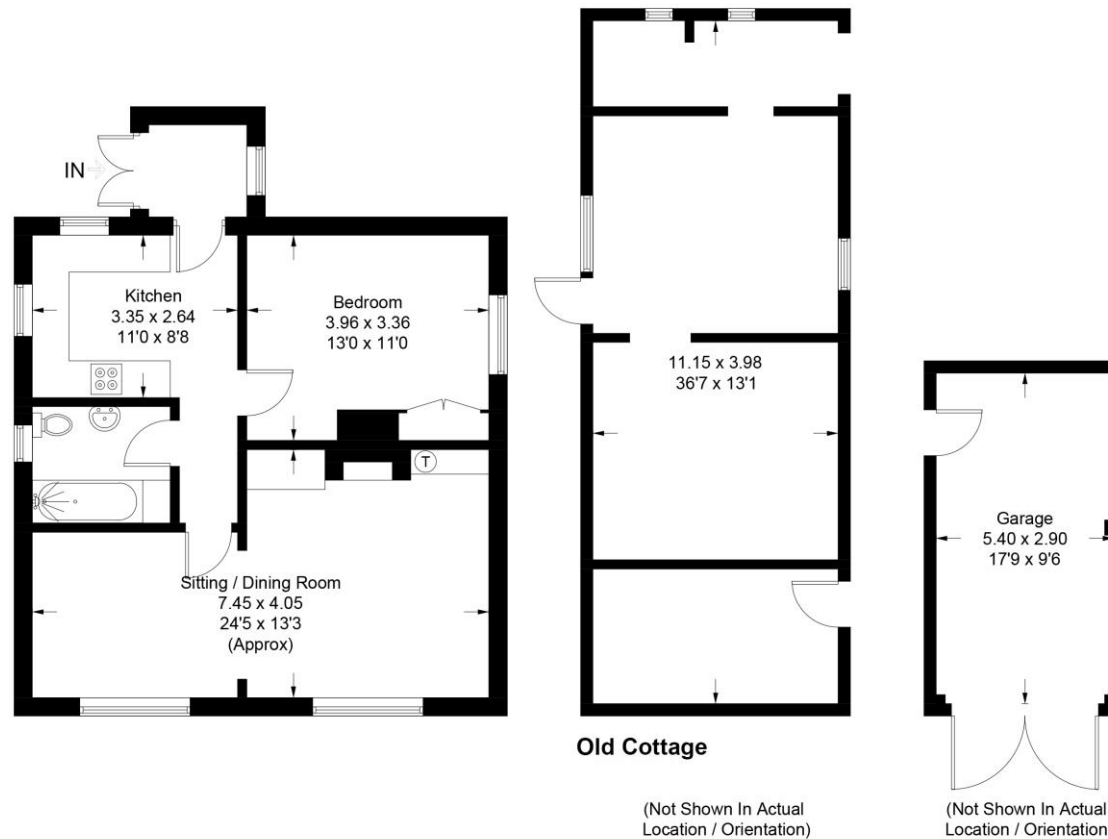
THESE PARTICULARS WERE PRODUCED JANUARY 2022

These particulars are intended to give a fair description of the property but the details are not guaranteed nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn





Meadowbank



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.
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