

Offices/Industrial/ Warehouse

**Lambert
Smith
Hampton**



The Barn, The Cliff, Ingham, Lincoln, LN1 2YQ

FOR SALE: OFFICE/WAREHOUSE DEVELOPMENT

- Self-contained development, totalling approx. 0.5 acres (0.2 Ha).
- Office accommodation approx. 2,552 sq ft (237 sq m), (residential P/P granted on part).
- Warehouse/industrial unit approx. 1,734 sq ft (161 sq m).
- Price: £400,000.

Excellent opportunity to purchase a self-contained site, comprising yard, offices & industrial unit.

Lambert Smith Hampton

1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

Tel: 01522 698888

Email: lincolninfo@lsh.co.uk

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North Cliff Farm, Ingham

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LOCATION

The Property is located on the B1398, a short distance from the village of Ingham, very close to the main road network. The location benefits from good transportation links, being approximately 1 mile from the A15 Scunthorpe to Lincoln trunk road, which provides easy access to the A46 Lincoln Bypass to the south and the M180 to the north.

GENERAL

The site occupies an area of approx. 0.5 acres and comprises a converted barn, providing office accommodation over the ground and first floor, a detached modern single storey office building and a modern industrial unit. Additionally there is a secure fenced compound and separate parking area to the front of the site.

The converted barn also has planning permission granted on 19/01/2015, for conversion into a two storey 3 bedroomed residential dwelling (planning no.131889 West Lindsey District Council).

ACCOMODATION

	SQ FT	SQ M
Office Building 1		
Ground Floor		
Office 1	870	80.9
Kitchenette	40	3.8
Male, Female, Dis WC's	-	-
First Floor		
Office 2	313	29.0
Office 3	177	16.5
Office 4	317	29.5
Total	1,717	159.5
Office Building 2		
Office 1	253	23.5
Office 2	283	26.3
Office 3	244	22.7
Reception	55	5.1
Total	835	77.6
Industrial Unit		
Total GIA	1,734	161.1
Additional Mezzanine	478	44.4

SERVICES

Mains electricity (including three phase), gas, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

OUTGOINGS (verbal enquiry only)

2017 Rateable Value: £11,750

Rate in the pound 2017/18: 47.9p

This property may qualify for small business rate relief.

TENURE

For sale with vacant possession

PRICE

£400,000.

LEGAL COSTS

Each party to be responsible for their own legal costs..

VIEWING

By appointment with Lambert Smith Hampton. Please contact:

Matthew Johnson

Tel: 01522 698888

Email: mjohnson@lsh.co.uk

Web: www.lsh.co.uk

ENERGY PERFORMANCE CERTIFICATE

Page one of the Energy Performance Certificate is included at the end of this brochure. The full EPC and Recommendation Report are available on request or from our website.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.



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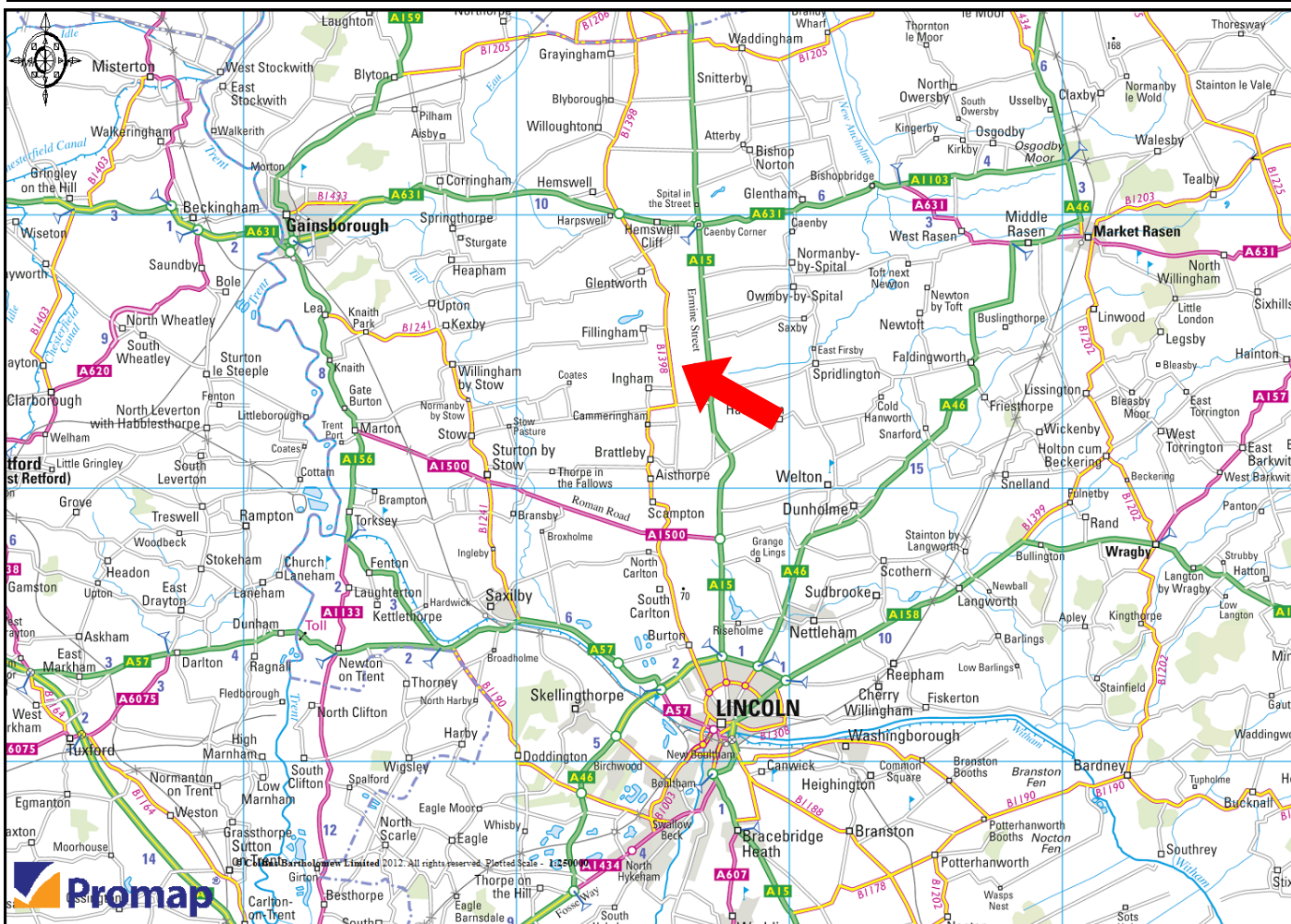
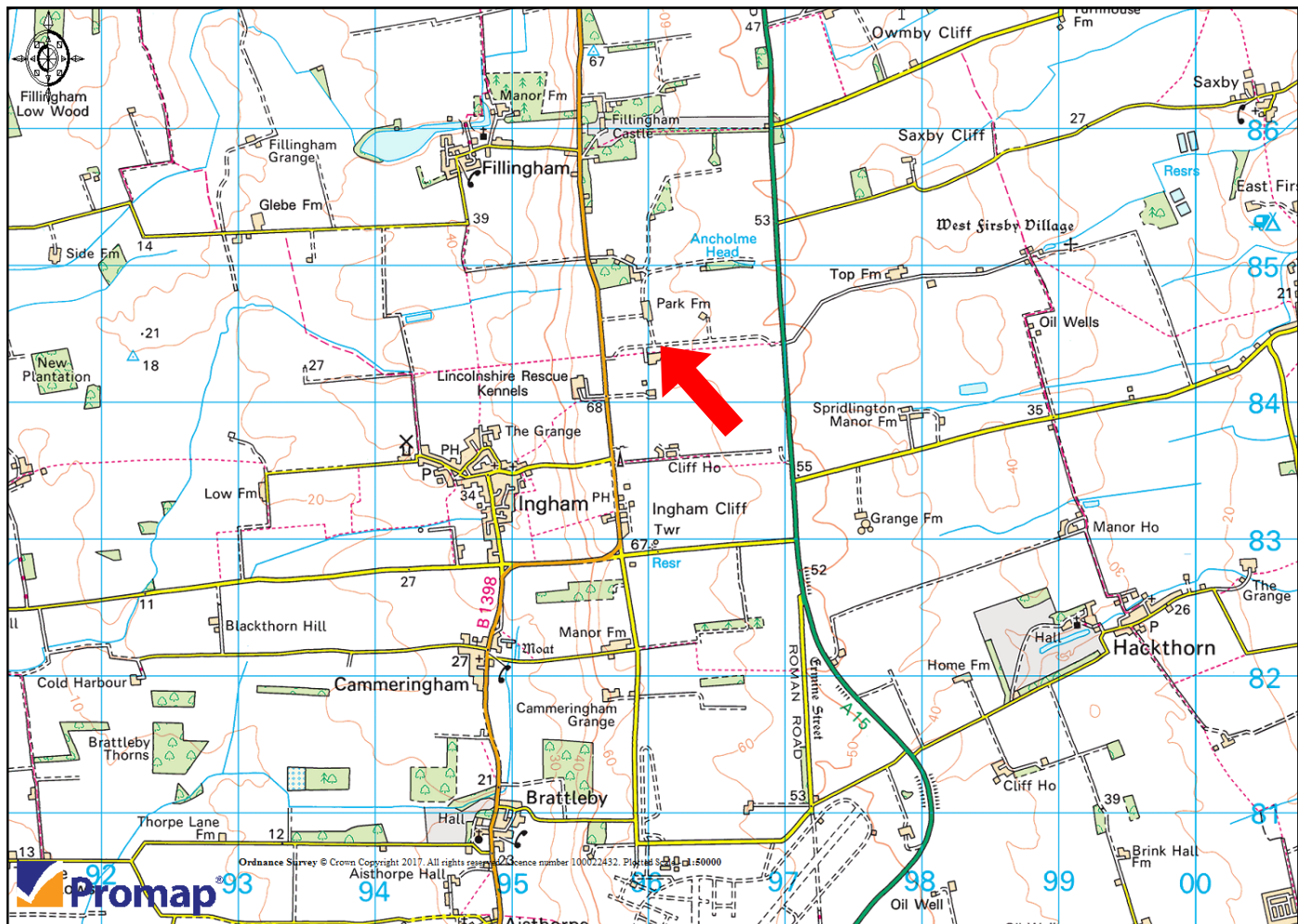
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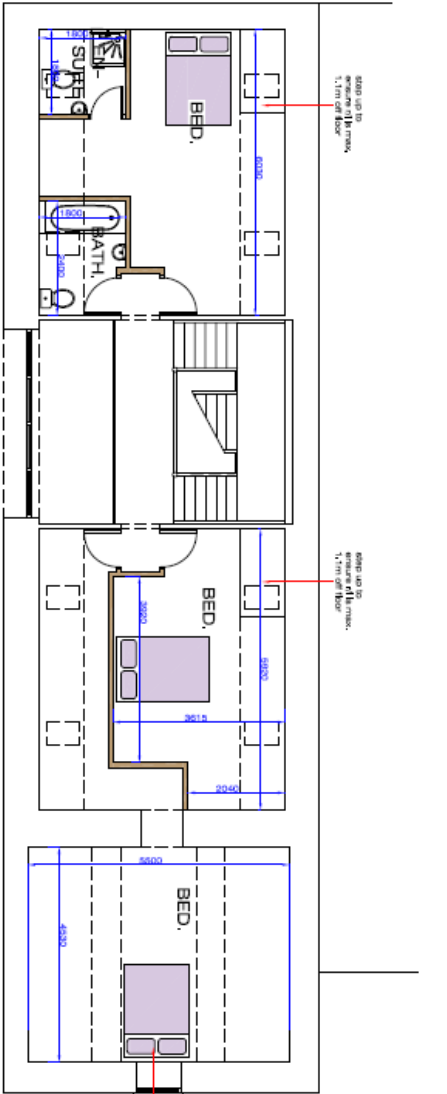
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The Barn

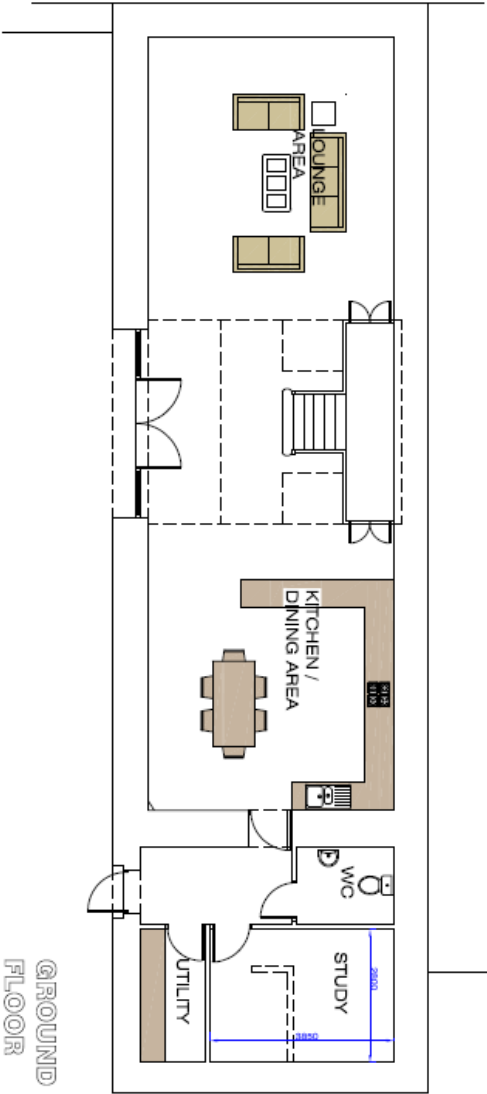
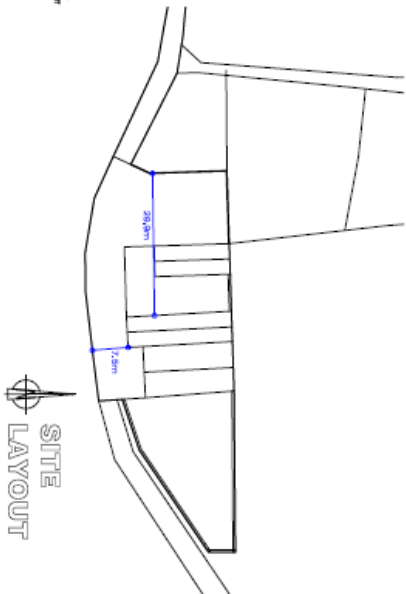


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Geomaping plc 2017. Plotted Scale - 1:1250





FIRST
FLOOR



GROUND
FLOOR

Rob Bradley
Building Design

General Plans • Landscaping • Grounded Road • Landscaping • Landscaping
Project: CONVERSION OF EXISTING COMMERCIAL PREMISES
The Barn, Cliff Lane, Lifford, Londonderry, LNI 290

Client: Mr. C. Moyne

Scale: 1/50
Date: Aug 14

Drawn By: 1001402

Phase: PROPOSED

Revised:

Energy Performance Certificate

Non-Domestic Building



The Barn
The Cliff
Ingham
LINCOLN
LN1 2YQ

Certificate Reference Number:
9797-3056-0071-0800-4795

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **85**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	473
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	45.54
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

37

If newly built

97

If typical of the existing stock