

For Sale by Private Treaty



Midgelow

Low Road, Wainfleet St Mary, Skegness, PE24 4JQ

BELL



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A rare opportunity to acquire a 12 acre smallholding comprising a three-bedroom house along with two outbuildings, a large field and woodland, situated on the outskirts of Wainfleet St Mary.

The detached three-bedroom house includes kitchen and pantry, sitting / dining room, bathroom and office area, requiring modernisation and offering clear potential for improvement. It is for sale alongside a paddock, large brick outbuilding with potential and an open barn / car port.

The buildings may be eligible for permitted development for conversion to residential or alternative use (subject to obtaining the necessary consents).

Available as a whole with vacant possession

Asking Price £550,000

Location

Wainfleet St Mary is a rural village in the East Lindsey district of Lincolnshire, located approximately six miles south-west of the popular seaside resort of Skegness and around 14 miles north-east of Boston, with easy road links via the A52.

From the A52 (Skegness to Boston road), turn onto St Michael's Lane to Wainfleet St Mary and proceed to the end of the lane. Turn right into Low Road South towards the village. As you pass the playground on the right, Midgelow is situated on the left.

What3Words ///refutes.snug.appealed



THE PROPERTY

The House

Entered through uPVC double glazed door to front, leading to:

Porch with light to ceiling, tiled flooring, wood door to:

Hallway with light to ceiling, radiator, carpet flooring, stairs to first floor, wood doors to kitchen, living room, and second reception room/ground floor bedroom.

Kitchen with uPVC double glazed window to rear, light to ceiling, fitted units to base and wall levels, roll edge worktops with inset sink and drainer, space and connections for appliances, radiator, multiple power points, wood door to pantry.

Living Room with uPVC double glazed window to front, light to ceiling, feature fireplace, radiator and carpet flooring.

Reception Room currently a ground floor bedroom with uPVC double glazed window to front, light to ceiling, carpet flooring, toilet, sink and shower area.

Stairs from hallway rise to:

First Floor Landing with light to ceiling, carpet flooring, wood doors to bedrooms and bathroom.

Bedroom One with uPVC double glazed window to front, light to ceiling and carpet flooring.

Bedroom Two with uPVC double glazed window to front, light to ceiling and carpet flooring.

Bedroom Three with uPVC double glazed window, light to ceiling and carpet flooring.

Bathroom with uPVC double glazed obscure window to rear, light to ceiling, bath, pedestal sink, low level WC, vinyl flooring and built in cupboard.

EPC

The property has an EPC Rating of G.

Land & Outbuildings

The buildings comprise of a main brick barn with lean to structure along with an open barn. The main buildings have the possibility of permitted development conversion to a dwelling. The potential for the use of permitted development for conversion to a dwelling, utilising Class Q, subject to planning and prior approval from the local planning authority, East Lindsey. The buildings have recently been used for the purposes of storage and historically agriculture.

The 10.8-acre field is Grade 2 arable land. It was ploughed in the autumn and is currently fallow. The land includes a small area of woodland and a maintained drain along one boundary. Well suited to cropping it also offers lifestyle potential as a smallholding, equestrian use or amenity land subject to any necessary consents.

GENERAL REMARKS

Access

The property is accessed via a private drive with approximately 25 metres of road frontage, providing a clear and practical entrance to the holding.

Services

The house and main outbuilding share services, electric and mains water. Mains drainage to the house only.

Planning

We are not aware of any recent planning history on the land and buildings. Prospective purchasers should make their own enquiries on the planning possibilities.

Overage

The Property is to be sold subject to an overage for 25 years whereby 25% of any uplift in value over the

prevailing permitted existing use value following the grant of any planning permission for any future uses other than agricultural and equestrian will be payable to the Vendor or their successors. Further details available from the selling agents.

The Land

The land is level and predominantly Grade 2 with the eastern end being Grade 1 on the MAFF Land Classification and is shown on the Soil Survey for England as:

Wallasea 2 – Marine alluvium. Deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges giving a complex soil pattern. Groundwater controlled by ditches and pumps.

Schedule

	Hectares	Acres
House, Yard & Buildings	0.32	0.80
Arable Land	4.39	10.78
Woodland	0.25	0.62
Total	4.83	12.20

The areas shown above are approximate and are intended for guidance purposes only.

Outgoings

The property is in the East Lindsey District Council and is in Council Tax Band C.

Title and Tenure

The property is currently unregistered. It will be registered as part of the sale process. The property is sold freehold with vacant possession on completion. However, the arable land is subject to an FBT. Further details are available on request.

Public Rights of Way

Part of the property is crossed by a public footpath, see blue line on map.

Rights of Way, Easements & Wayleaves

Where they exist, the land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Method of Sale

The land is offered for sale by private treaty as a whole.

Anti-Money Laundering

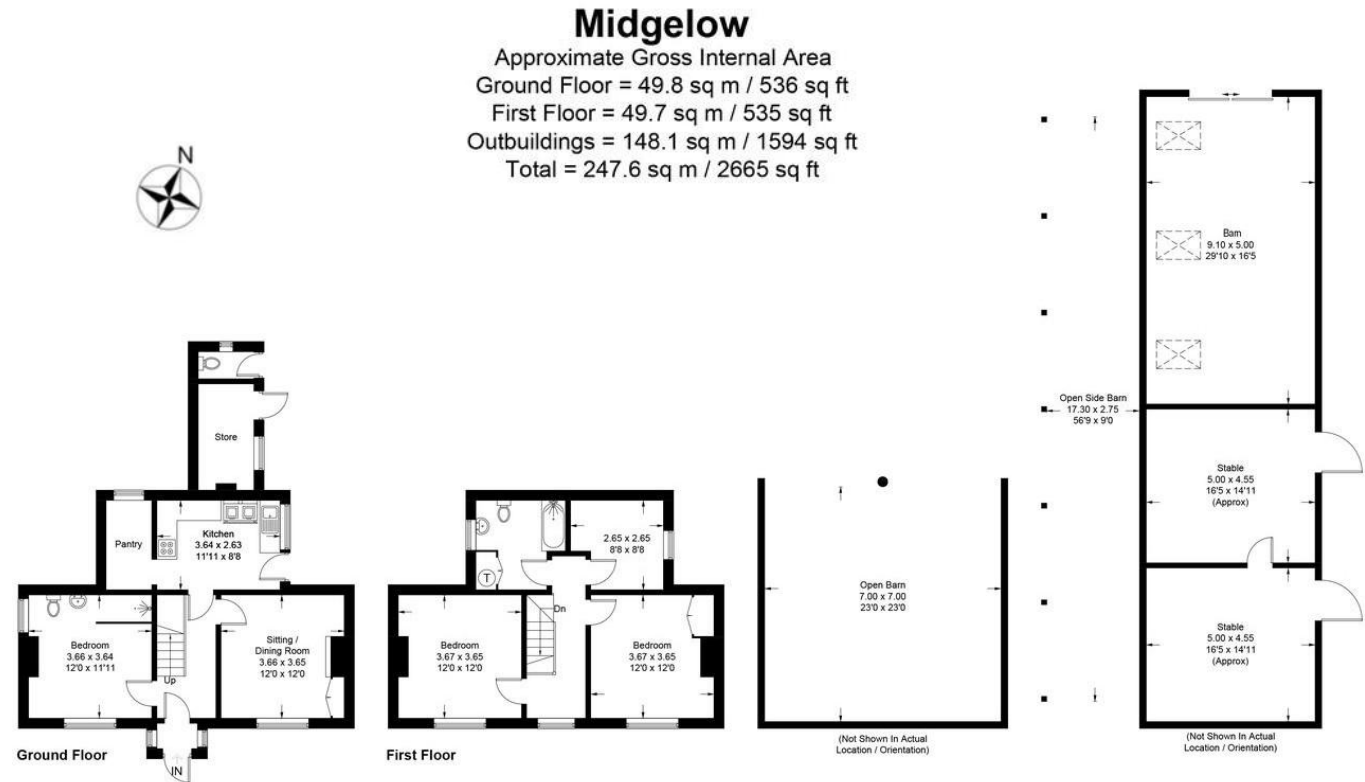
Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agent's Horncastle Office.

Viewing

Viewing is strictly by arrangement with the Agent's Horncastle Office.

Robert Bell & Company, Horncastle
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These particulars were prepared in January 2026.



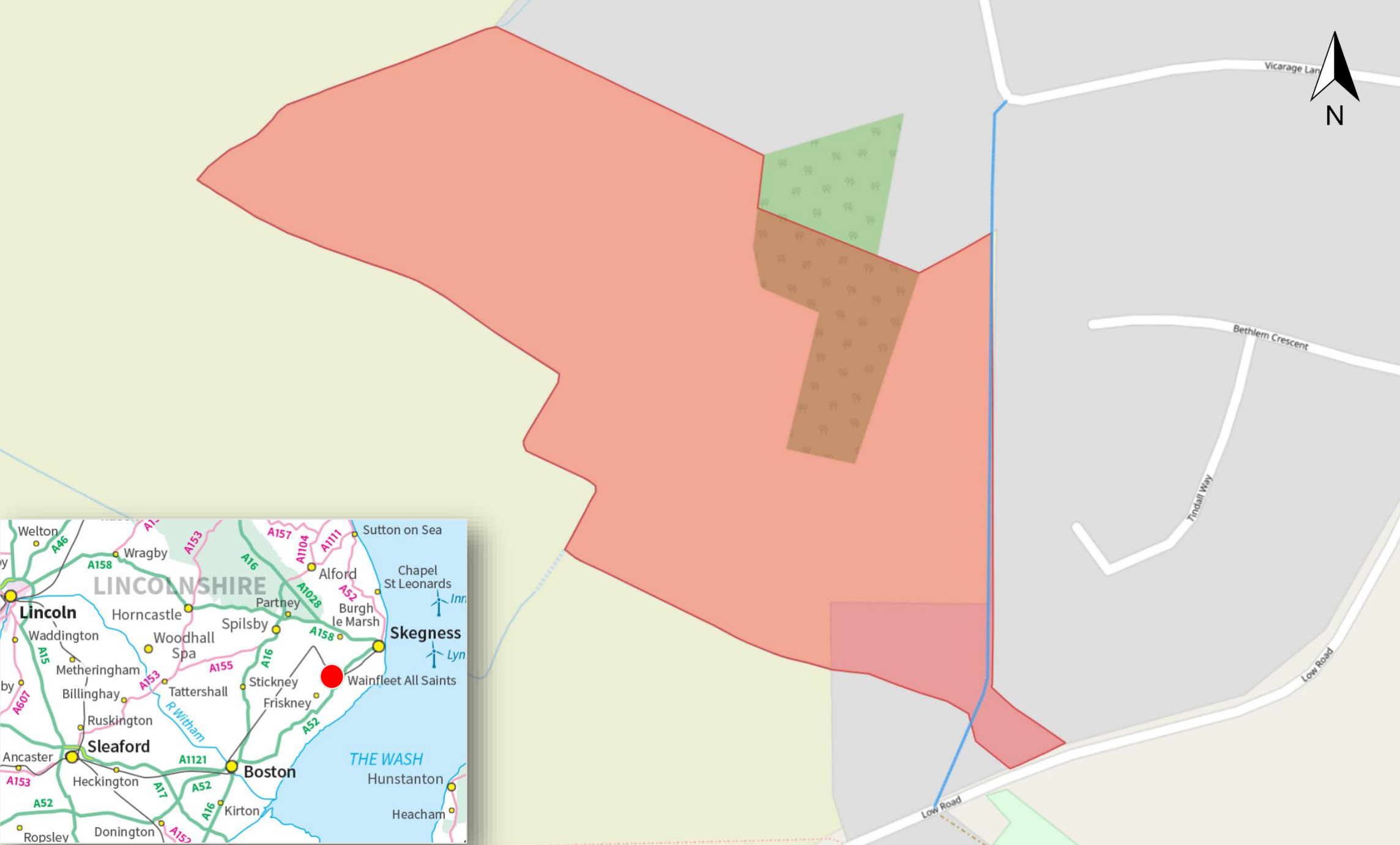
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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, nor 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.
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