



## Willow Farm Shop & Store Plough Hill, Potterhanworth, Lincoln, LN4 2AU

**Price £340,000**

**Willow Farm Shop & Store Business (to include Goodwill and Fixtures & Fittings) with 4.03 Acres (STS)**

A rare opportunity to purchase a trading Farm Shop & Store together with 4.03 acres (including buildings) subject to survey and also benefitting from Planning Permission for the erection of a replacement dwelling. The farm shop comprises counter and retail area with storage off, office and disabled WC facilities and a steel portal frame display and storage building extending to 241 sq.m (2,600 sq.ft). The property may suit a variety of alternative uses subject to the necessary consents being obtained from the Local Authority.







#### LOCATION

The property is located in a rural position on the B1190 between Potterhanworth Booths and Bardney. Local amenities are available in nearby villages with further, more major amenities available in the City of Lincoln approximately 8 miles to the north-west.

#### ACCOMMODATION

uPVC double glazed French doors provide access to the farm shop, retail area and sales counter with three uPVC double glazed windows to front elevation and double doors leading through to the display warehouse (161.4 sq.m/ 1,737 sq.ft) - 18.18m x 8.88m with side access roller door and sliding door through to

Rear storage area (79.9 sq.m/ 860 sq.ft) - 9.00m x 8.88m.

Storage area with chiller (off sales shop) - 4.50m x 2.87m

Disabled WC with WC and wash basin with uPVC double glazed window to side elevation.

Office - 4.19m x 3.03m (plus recess with uPVC double glazed window to front elevation)





## OUTSIDE

There's gated access from the main road, which leads to a hard-standing parking area. To the left of this is a timber ice-cream parlour building and a children's play area.

To the left and east side of the play area there is grassed farmland with the land and buildings extending in total to approximately 4.03 acres / 1.632 hectares (subject to formal survey) and shown outlined in red on the attached plan.

## PLANNING

Full Planning Permission was granted under application 20/0088/FUL for the demolition of an existing disused dwelling and erection of a new dwelling, alteration and extension of farm storage and equipment shop to form increased shop & new coffee shop and new parking & access. Subsequently, under application 22/0342/FUL further permission was granted for erection of coffee shop, children's play area, ice cream kiosk and animal pens.

A plan is attached showing the proposed location of the replacement dwelling. The coffee shop extension has not been constructed.

In the Agent's opinion, the property may be suitable for a variety of alternative uses, subject to necessary consents being obtained from the Local Authority and prospective Purchasers are advised to satisfy themselves in this respect. Local Authority - North Kesteven District Council, Kesteven Street, Sleaford NG34 7EF - 01529 414155.

## BUSINESS

The current business has been operating for approximately 5 years. Trading accounts are available for seriously interested parties only and once a viewing has taken place.

## SERVICES

Mains electricity and water are connected to the property.

There are currently shared with the owners' living accommodation (not included) and an agreement will need to be negotiated over this service provision. Drainage is to a private septic tank.

EPC Rating - B

## TENURE

The property is sold on a Freehold basis with Vacant Possession.

## BUSINESS RATES

Rateable Value - £9,000

Small Business Multiplier (2024/2025) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

## VAT

The Vendor has confirmed that VAT is not payable on the purchase price.

