



Wragby Maze Activity Centre, Plant Nursery & Amazing Lodge, Goltho Lane, Wragby, Market Rasen, LN8 5JS

Guide Price £795,000

We are delighted to offer for sale this unique opportunity to purchase a beautifully appointed, modern three/four bedroom detached bungalow with double garage, together with the long-established 'Wragby Maze' Activity Centre & Plant Nursery. This business opportunity is available due to the Proprietor retiring and represents an ideal opportunity for a Purchaser to take the business in a new direction, particularly associated with hospitality, leisure and the established plant nursery/garden centre, which occupies a site extending, in total, to 4.25 acres. In addition to accommodating the famous 'Wragby Maze', it includes a detached workshop, two polytunnels, a cafe and beautifully landscaped grounds/gardens, together with the substantial detached three/four bedroomed bungalow, which has been recently upgraded and is beautifully appointed, together with having stunning wrap-around gardens including a small lake.





SERVICES

Mains electricity and water are connected. The bungalow has the benefit of photovoltaic panels to generate off-grid electricity. The bungalow also benefits from air-conditioning and the solid fuel stove within the living room connects to a back-boiler to provide supplementary heating, in addition to the separate oil-fired central heating system. Drainage is to a private biotank.

EPC RATINGS

EPC Rating - D(64) (Bungalow)

EPC Rating - Cafe - Not applicable

TENURE - Freehold.

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

VIEWINGS - By prior appointment through Mundys.

LOCATION

Wragby Maze is located on the Bardney Road on the southern fringe of Wragby Village and the adjacent bungalow is accessed via Goltho Lane. Wragby is a popular town with a good range of local amenities and situated approximately 8 miles east of the Cathedral City of Lincoln, accessed via the A158.





DESCRIPTION

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The property is for sale due to retirement and the price reflects the extensive land and property available, but disregards any element of goodwill.

ACCOMMODATION

The bungalow has a spacious reception hallway, living room with wood-burner, modern fitted kitchen, study, three bedrooms with en-suite shower room to the principal bedroom and a family bathroom/WC. In addition, there is an attached double garage with mechanically operated vehicle access doors, a rear office and an external WC compartment.

In addition to the attached double garage, a further timber workshop/garage is located behind the bungalow.

Within the grounds of Wragby Maze, there is a detached timber framed workshop, extending to 84 sq.m (900 sq.ft) with the benefit of power and lighting. In addition, there are two large polytunnels, a covered plant sales area, a reception office with cafe and external seating, a pergola and bird hide, all within the delightful landscaped grounds.

COUNCIL TAX/BUSINES RATES

Council Tax Band - C (East Lindsey District Council)

Rateable Value - £2,175

Retail, Hospitality and Leisure Multiplier (2026/2027)
38.2p in the £.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

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BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 211.4 sq. metres (2275.1 sq. feet)



Total area: approx. 211.4 sq. metres (2275.1 sq. feet)
Floorplan for illustration purposes only
Plan produced using Planitip.

29-30 Silver Street
Lincoln
LN2 1AS
commercial@mundys.net
01522 556088

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

