



## Former Bardney Fire Station, 21 Queen Street Bardney, Lincoln, LN3 5XF

**FOR SALE: FORMER FIRE STATION ON 0.14 ACRES (0.06 Ha)**

- Approx. 777 sq ft (72.2 sq m) gross internal.
- Quiet residential location close to village centre.
- Residential development potential (subject to planning).
- Price: Offers in the region of £59,500.

**On the instructions of Lincolnshire County Council**

### Hodgson Elkington LLP

1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH  
Tel: 01522 698888 Email: [info@hodelk.co.uk](mailto:info@hodelk.co.uk)  
[www.hodelk.com/commercial](http://www.hodelk.com/commercial)

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. They have been prepared in good faith but the information is given without responsibility on the part of Hodgson Elkington LLP or their clients. All interested parties must themselves verify their accuracy and make their own enquiries regarding such matters as planning permission or potential uses prior to purchase. Descriptions are subjective and not a statement of fact, all measurements are approximate and unless otherwise stated, all prices quoted are exclusive of VAT. E&OE.



CP7770/DJR/L14

# Former Fire Station Bardney

## LOCATION

The property is located on Queen Street, Bardney, a short distance to the east of the village centre. Bardney is a large village with good local facilities located approx. 10 miles south east of Lincoln.

## GENERAL

The existing building is a purpose built fire station, now redundant. It comprises a single large garage area with ancillary accommodation providing staff facilities and office. The building occupies a large site of approximately 0.14 acres (0.06 hectares).

In the opinion of the agents and subject to planning permission the property could be suitable for residential development, light industrial/storage use or a range of other potential uses.

## ACCOMMODATION

	FEET	METRES	SQ FT	SQ M
<b>GROUND FLOOR</b>				
Garage	29' 4" x 15' 0"	8.93 x 4.57	439	40.8
Entrance	11' 7" x 6' 9"	3.52 x 2.06	79	7.3
Office	14' 11" x 10' 2"	4.54 x 3.09	151	14.0
Kitchen/staff	16' 2" x 6' 9"	4.93 x 2.06	109	10.2
WC facilities	-	-	-	-
Boiler room	-	-	-	-

## Externally:

Large site of approx. 0.14 acres (0.06 hectares) laid mostly to hard standing.

## SERVICES

Mains electricity, 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)

2010 Rateable Value: £6,100

Rate in the pound 2011/12: 43.3p

## TENURE

For sale freehold with vacant possession on completion.

Unconditional offers for the property will be welcomed but the vendors will consider a sale by way of a conditional contract, conditional upon the purchaser obtaining planning permission for the proposed use.

## PRICE

Offers in the region of £59,500.

## VIEWING

By appointment with Hodgson Elkington. Please contact:

**Tom Elkington**

Tel: 01522 698888

Email: tse@hodelk.co.uk

Web: www.hodelk.com/CP7770

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for this property is 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.

## Hodgson Elkington LLP

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

Tel: 01522 698888 Email: info@hodelk.co.uk

[www.hodelk.com/commercial](http://www.hodelk.com/commercial)

## OUR SERVICES

- Commercial Property Sales, Lettings & Acquisitions ■ Rent Reviews & Lease Renewals
- Commercial Property Management ■ Valuations for all purposes
- Service Charge Management & Management Companies
- Property Development & Planning Advice ■ Residential Lettings & Management
- Dilapidations - Claims & Defence ■ Party Wall & Boundary Disputes
- Landlord & Tenant Advice ■ Building Surveys ■ Rating Advice

