



DETACHED BARN FOR CONVERSION  
SOUTH FARM, MAIN STREET, MANTON

PRICE: £350,000

**BROWN & CO**

## **BARN FOR CONVERSION, SOUTH FARM, MAIN STREET, MANTON, NORTH LINCOLNSHIRE, DN21 4JT**

### **LOCATION**

South Farm is located within the parish of Manton which lies approximately 3 miles north of Kirton Lindsey and six miles south west of the market town of Brigg, both offering local shopping facilities, primary and secondary schooling, post office, public houses, restaurants and various community groups. Manton is ideally located to enjoy the open countryside with a wealth of public footpaths and bridleways to explore, yet is within easy reach of the A15 which provides access to the M180 and the major employment areas of the region.

### **DESCRIPTION**

Two barns have received planning consent for conversion to detached dwellings and this is the front one. On completion most generous family living space will be delivered with the ability to combine character and contemporary accents. The Architects drawings show 4 Beds, 4 Baths, 4 Receptions Rooms plus Living Dining Kitchen and ancillaries. Sizable grounds are included together with Car Barn Garaging for 3 cars and workshop/store.

### **DIRECTIONS**

Follow Sat Nav DN21 4JT

### **PLANNING**

Full Planning permission was granted to convert barn into two dwellings by North Lincolnshire Council on 28 November 2016 under reference PA/2016/1442. Discharge of Conditions reference PA/2018/2249. A material start has been made. All planning enquiries should be directed to the Local Planning Authority and a full suite of documents, drawings, supporting material and commentary may be viewed on the LPA's portal at <https://apps.northlincs.gov.uk> searching under the aforementioned reference numbers.

### **LOCAL PLANNING AUTHORITY**

North Lincolnshire Council  
Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL  
01724 296000

### **SERVICES**

Although water and electricity are available within the vicinity, interested parties are expressly requested to make their own enquiries as available, capacity and costs.

### **ACCESS**

Access to the barn is taken from the adopted Highway, it is envisaged this barn will enjoy a right of way over the driveway serving the rear barn.

### **PLANS, AREAS and IMAGES**

Any plans included within these particulars are for identification purposes only and shall form no part of any contract or agreement for sale. Any areas quoted should be checked on site. The artist's impression is intended to illustrate the general appearance of the barn once completed, actual finishes/appearance may vary.

### **TENURE and POSSESSION**

The property is freehold and vacant possession will be granted on completion.

### **VIEWING**

Please contact the Selling Agents

### **FURTHER INFORMATION**

Please contact Jeremy M Baguley MRICS on 01777 712944, 07768 465721, [jeremy.baguley@brown-co.com](mailto:jeremy.baguley@brown-co.com)

### **IMPORTANT NOTICES**

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