



## BARN FOR CONVERSION, PLOT 7 MANOR FARM, KIRMINGTON

Part two storey, part single storey link detached barn of character with Full Planning Permission for conversion to an inspirational four bedroom dwelling. This conversion opportunity is enhanced by the provision of servicing, media and infrastructure. Occupying a delightful position on this evolving modest development commanding fine edge of village views over undulating paddock land.

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Property and Business Consultants

**Offers in the region of £160,000 \***

# **BARN FOR CONVERSION, PLOT 7 MANOR FARM, EAST END, KIRMINGTON, DN39 6YS**

## **LOCATION**

Kirmington is a modest North Lincolnshire village lying immediately north of the A18, making it ideal for commuting into the major employment areas of the region. Humberside international airport is on hand together with the M180 interchange and Barnetby national rail link. Grimsby 16 miles, Hull 23 miles and Lincoln 32 miles.

## **DIRECTIONS**

From the A18 take the western approach to Kirmington on Croxton Road, taking first right onto East End. After the S-bend the site is found on the left.

## **ACCOMMODATION**

The plans accompanying the Planning application show character living space including to the ground floor, a splendid reception hall with cloakroom off, atmospheric lounge with two storey vaulted ceiling, study/office, dining kitchen, utility, two bedroom and bathroom. At first floor level spanning either side of a galleried landing are two further bedrooms, both with en suite shower rooms.

## **OUTSIDE**

The barn will enjoy a shared access off East End leading to its own private driveway terminating at an attached carport. Garden areas are proposed to front and rear.

## **PLANNING**

A resolution to grant planning has been made by North Lincolnshire Council under application no. PA/2019/2025 to allow redevelopment of the existing farm steading to residential uses, comprising, two barn conversions and seven new build dwellings. The subject property is one of the conversion opportunities within this consent. The consent is subject to a Section 106 Agreement to provide six affordable dwellings and the obligations of which are the responsibility of the seller. Copies of the decision notice and other planning documents supporting the planning application are available in the Information Pack.

## **LOCAL PLANNING AUTHORITY**

North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, North Lincolnshire, DN15 6NL. Tel: 01724 297000.

## **SERVICING AND INFRASTRUCTURE**

This Property is offered for sale with the following site services provided by the Seller; private shared roadway, foul water connection with private sewer to the adopted sewer network in Post Office Road.

Surface water disposal will be by way of onsite soakaways within the Plot 7 curtilage, in accordance with the approved drainage,

and completed by the Buyer.

Water pipes and ducting for future provision of BT and electric has been provided by the Seller. However, the cost of new utility connections, including drainage, will be borne by the Buyer.

## **PLANS**

Any plans included within these particulars are for identification purposes only and shall form no part of any contract or agreement for sale. Copies of the approved drawings and supporting documents may be found on the LPA's planning portal and Information Pack.

## **TENURE**

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

## **EASEMENTS, WAYLEAVES, RIGHTS OF WAY**

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licenses, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not. The property will be sold with such necessary rights and reservations to facilitate the development of the property itself and other neighbouring development properties. These restrictions, rights and covenants are detailed in the draft Contract.

**VALUE ADDED TAX** \* The property is elected for Value Added Tax. However, it is assumed the Buyer will serve a HMRC certificate on the Seller to disapply the option to tax. This procedure should be reviewed with your solicitor before making an offer.

## **VIEWING**

By arrangement will the selling agents. Please telephone 01777 709112.

## **INFORMATION PACK**

The Seller has provided a detailed Information Pack, interested parties should review this information, including the draft Contract, before offering on the property.

## **AGENT**

Please contact Jeremy M Baguley MRICS on 01777 712944.

## **IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.