

Bunny Hill Top

Costock, Loughborough, LE12 6XN

John
German



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£250,000

Extremely Rare Development Opportunity! Barn for conversion and extension creating a truly unique home in this sought after village setting which will offer sitting room, living dining kitchen with full height ceiling and feature glazed gable, utility, 3 bedrooms, en-suite, bathroom and study/snug.

John German are delighted to offer for sale this unique and exciting opportunity to create your very own dream home!

Rushcliffe Borough Council have granted Planning Permission 22/00754/FUL subject to various terms and conditions for

Demolition of two existing equestrian stables, to change of use of workshop/barn to a dwelling. Including landscaping and associated external works, together with altered/revised boundary. The development hereby permitted shall be carried out in accordance with the following plans:

- Site Location Plan – DWG No. 542.21 Rev B
- Proposed Site Revised Scheme – DWG No. 542.20 Rev B
- Proposed Plans, sections & elevations – DWG No. 542.11 Rev B

Location: The barn lies adjacent to Bunny Hill Riding School, Bunny Hill Top, Costock, Loughborough, LE12 6XN and is set far back from the road.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

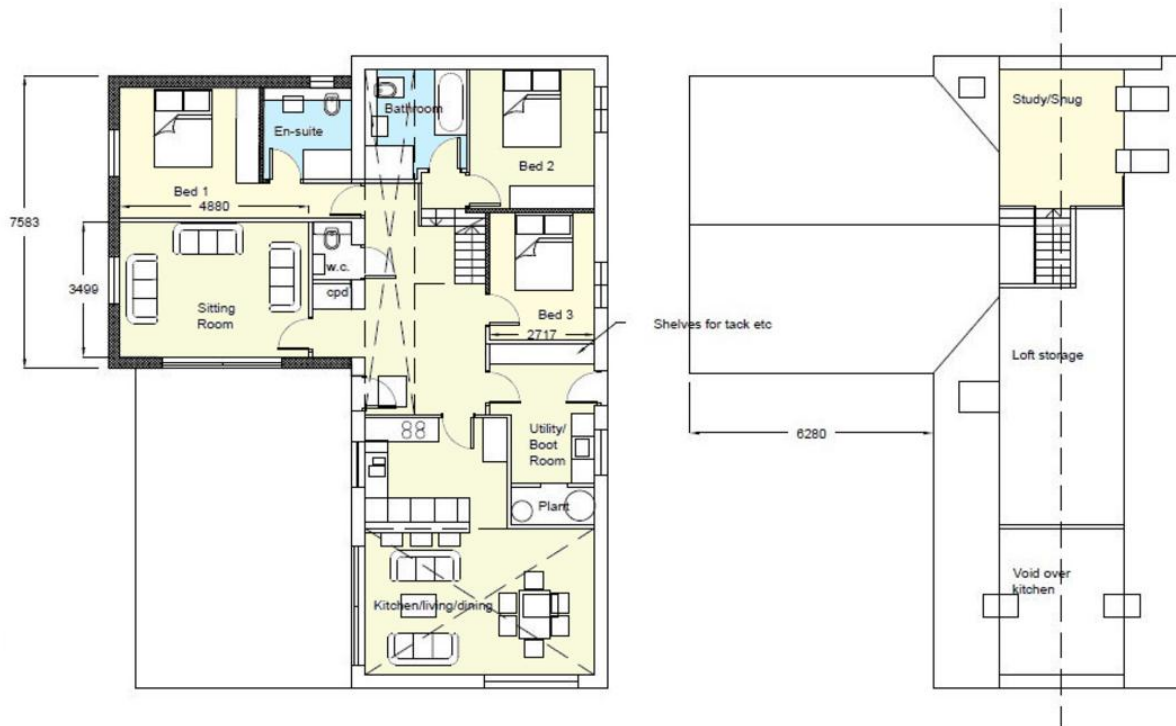
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.rushcliffe.gov.uk/planningandgrowth/

Our Ref: JGA/05072022

Local Authority: Rushcliffe Borough Council





GROUND FLOOR PLAN

MEZZANINE PLAN

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

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JohnGerman.co.uk Sales and Lettings Agent

