



RESIDENTIAL DEVELOPMENT SITE LITTLE LONDON FARM, NORTH KELSEY

Exciting development opportunity for 4 X Dwellings. Versatile former farmstead with Full Planning Permission for conversion of barn to generous dwelling plus Outline Planning Permission for the erection of three further new dwellings, excellent rearward views towards the Lincolnshire Wolds and on the very edge of this highly regarded village. Approx. 1.85 Acres (0.75 Hectares) STMS.

Offers in region of £395,000

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BROWN & CO

Property and Business Consultants

RESIDENTIAL DEVELOPMENT SITE AT LITTLE LONDON FARM, LITTLE LONDON, NORTH KELSEY, MARKET RASEN, LN7 6JP

LOCATION

North Kelsey is a highly regarded village benefiting from local amenities presently including public house and primary school. Further facilities are available in nearby Caistor and Brigg. The transport network is excellent with ready access to the A46, A15 south to Lincoln and with the M180 lying to the north, the wider motorway network is on hand.

DIRECTIONS

Leave Brigg east on the A1084, turn right on the B1434 signposted Howsham, proceed onto North Kelsey entering the village on Brigg Road and turn right onto Cemetery Lane. Little London Farm will be found on the righthand side.

DESCRIPTION

Residential development site for 4 New Dwellings with Full Planning Permission for conversion of barn to generous dwelling and Outline Planning Permission for the erection of three further detached dwellings. As a former farmstead the site might be suitable for a mixed-use scheme, subject to all statutory consents and approvals.

The approved drawings for the barn show an imaginative scheme with living space delivered over one floor briefly comprising: -

Lounge, Open plan Living Dining Kitchen, Study, Utility/Boot Room, Cloakroom with wc, Four Bedrooms, range of Stores including two storey building retained as flexible space, garden room, study, shed etc.

Additional paddock land available by separate negotiation.

SITE AREA

0.75 Hectares (1.85 Acres) subject to measured site survey.

PLANNING

Planning permission was granted by West Lindsey District Council on 2 December 2021 for conversion of barns to 1 no. dwelling under application number 142247 and for three dwellings including demolition of existing commercial buildings – all matters reserved under application number 142221. West Lindsey District Council's decision notice, approved drawings and supporting reports and planning documents may be viewed online at planning.west-lindsey.gov.uk/planning quoting application no. 142247 and 142221

COMMUNITY INFRASTRUCTURE LEVY (CIL)

In the event CIL is deemed payable, CIL will be payable by the buyer.

PLANS

Plans within these particulars and associated marketing documents are strictly for identification purposes only and will form no part of any contract or agreement for sale. Drawings accompanying the planning applications are available on West Lindsey District Council's planning portal as above.

TENURE AND POSSESSION

The site is understood to be freehold and vacant possession will be given on completion.

EASEMENTS, WAYLEAVES AND 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, licences, 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.

SERVICES

Purchasers are expressly requested to make their own enquiries as to the location, nature, specification, capacity and cost of connection.

AGENTS NOTE

1. Paddock land (approx. 0.70 Acres / 0.28 ha STMS) bordering the property to the north is available by separate negotiation.
2. The approach access to the property is shared with the existing neighbouring farm house and bungalow.
3. Some of the buildings/structures depicted on the aerial image have been removed.

VIEWING

Please proceed directly to the site at reasonable times of the day, exercising great care.

FURTHER INFORMATION

Please contact Jeremy M Baguley MRICS 07768 465721. Email jeremy.baguley@brown-co.com

IMPORTANT NOTICES

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