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Residential Development Opportunity

FOLLY FARM BARN, FOLLY FARM, UFFINGTON, STAMFORD, PE9 4TE

Guide Price £500,000 Subject to Contract

- A very rare opportunity to acquire a premier located development opportunity
- 0.6 Acres (Subject to Survey)
- Full Planning Permission for an individually designed property
- Within 2.4 miles of Stamford Town Centre
- Distanced Views of Burghley House.
- Viewing by Appointment



Richardson

01780 762433

Sheep Market House, Stamford PE9 2RB

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

Stamford is renowned for its Georgian architecture and regularly appears as a prime location within various national newspaper “best places to live” features. There is a weekly Friday Market and a fortnightly Farmers’ Market. There is also a significant variety of restaurants, hotels and boutique shops to explore. Approximately two miles to the east of Stamford and visible from this proposed site historic Burghley House, which is host to the Burghley Horse Trials, with stunning gardens and parkland providing many walks right on your doorstep. The A1 runs to the west of the town and provides easy access both north and south and a link to the A14, A47 and M25. The nearby Cathedral City of Peterborough, with its comprehensive shopping and leisure facilities, has a mainline rail station with high-speed trains to London Kings Cross. Stamford is also serviced with a railway station.

The area has excellent state and private schooling in Stamford, Oakham, Uppingham and Oundle. Leisure pursuits including golf at Burghley Park, Luffenham Heath and Greetham are close by. Rutland Water with its nature reserve, water sports and trout fishing is some seven miles to the west.

DESCRIPTION

A rare opportunity to acquire a one-off building plot in a stunning location, with open farmland to 3 sides and views towards the historic Burghley House framed by the tree lined avenue. Positioned within 2 miles of Stamford in a semi-rural location, the plot extends to approximately 0.6 acre with Full Planning Permission has been granted for the demolition of the existing agricultural building and the erection of a replacement dwelling in a Dutch barn style extending to approximately 3229 sq ft (300 sqm) with detached garage/carport. The site is accessed via a shared private driveway of approximately 0.6 mile (1km) and is in an elevated position.

SERVICES

Electricity: There is a transformer on a pole close to the site. Enquiries made to Network Services for the National Grid have confirmed that a 3-phase domestic should be available, with a new cable laid from the transformer to the site. Confirmation of likely costs via National Grid are available from the agents.

Water: A new supply pipe would need to be laid from Newstead Lane over Carrs Lodge Farm and Folly Farm to the west of the site. The vendors will grant an easement for the new supply (a charge may be issued for any loss of crop). The Agents have obtained an independent quote for the possible cost for a new water main to be laid which is available for inspection.

Sewerage: The purchaser will be responsible for a private onsite treatment plant to be installed.

Gas: There is no mains connection available.

PLANNING, USE AND AVAILABILITY

Full Planning Permission was granted, subject to conditions, by South Kesteven District Council for the demolition of existing agricultural building and erection of a dwelling with detached garage, under Planning Reference S23/0537 (dated 27th July 2023). Full planning information and drawings are available for inspection on the South Kesteven Planning website or available from the Joint Agents, Richardsons or R Longstaff & Co LLP.

PROPOSED PROPERTY

The planning permission has been granted for a new substantial property in a Dutch Barn style under an arched black metal sheet roof with a combination of natural timber cladding and grey powder coated aluminium panels, combined with grey powder coated aluminium windows and doors providing the property with a striking appearance.

The plans show open plan living, dining and kitchen areas with utility, pantry, study, wc and cinema room. To the first floor Master and guest suite, 2 further double bedrooms, home office and family bathroom. In all approximately 300m² (3229ft²) of accommodation with large picture windows to all sides and the Juliet balconies to two bedrooms will make the most of the excellent views and allow plenty of natural light to flow throughout the property.

The plans include provision for a detached double garage to the side of the property. The plot extends to approximately 0.6 acre (Subject to Survey).

AGENTS NOTE

Folly Farm Barn will have an equal responsibility of 25%, for the cost of maintenance and upkeep to the driveway to the property. Shared with the two adjacent residential properties and the farm. i.e. 25% each)

BOUNDARIES

The purchaser will be responsible to erect a post and 3 rail fence to the north, west and south boundaries within 3 months of the completion of the sale.

RESTRICTIVE COVENANT

There will be a covenant in place to limit the site to one single private dwelling.

HEALTH AND SAFETY

All viewers should note that this is a farm building with a lean to. The lean to is in poor condition and has been taped off to advise No Access. The grounds are overgrown and uneven in places. All viewers, enter the property at their own risk and neither the vendors nor the Agents will be held responsible for any damage or loss consequent to entering any part of the property or the adjacent property. Suitable footwear is recommended.

VIEWING

By appointment with the Joint Agents:

R Longstaff & Co LLP - 01775 765536 - sales@longstaff.com

Richardson - 01780 762433 - post@richardsonsurveyors.co.uk

IMPORTANT NOTE:

The Agents are aware that an extensive ground based Solar Panel Scheme (Mallard Pass) has been granted planning consent on land to the north of this property. Interested Parties should make their own specific enquiries regarding this scheme. These should be directed to the Planning Department of South Kesteven District Council.

ENQUIRIES

Enquiries should be directed to R. Longstaff & Co. LLP

Contact: Christopher Longstaff

Tel: 07711 019 289

Email: crml@longstaff.com

Address: 5 New Road, Spalding, Lincolnshire, PE11 1BS

AREAS:

The areas quoted above are approximate and subject to detailed site measurements / calculations as and when required by interested parties / purchasers.

Ref: S11354

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co. LLP,

5 New Road,

Spalding,

Lincolnshire,

PE11 1BS

T: 01775 765536 - Email: commercial@longstaff.com – Website: www.longstaff.com

PROPOSED ELEVATIONS



Elevation A



Elevation B



Elevation C

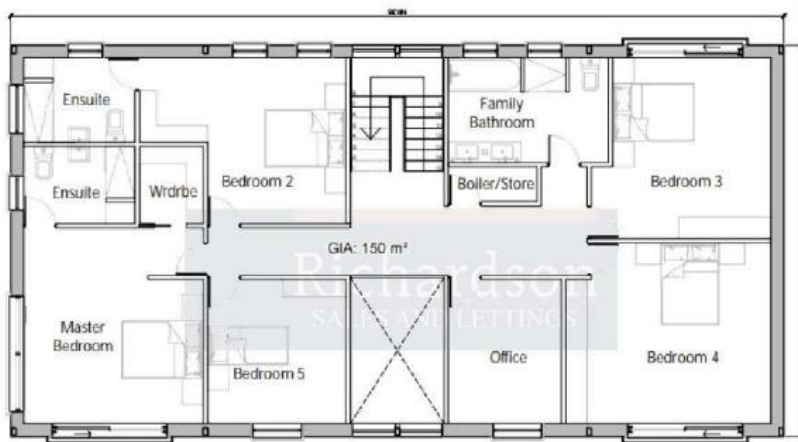


Elevation D

PROPOSED FLOOR PLANS

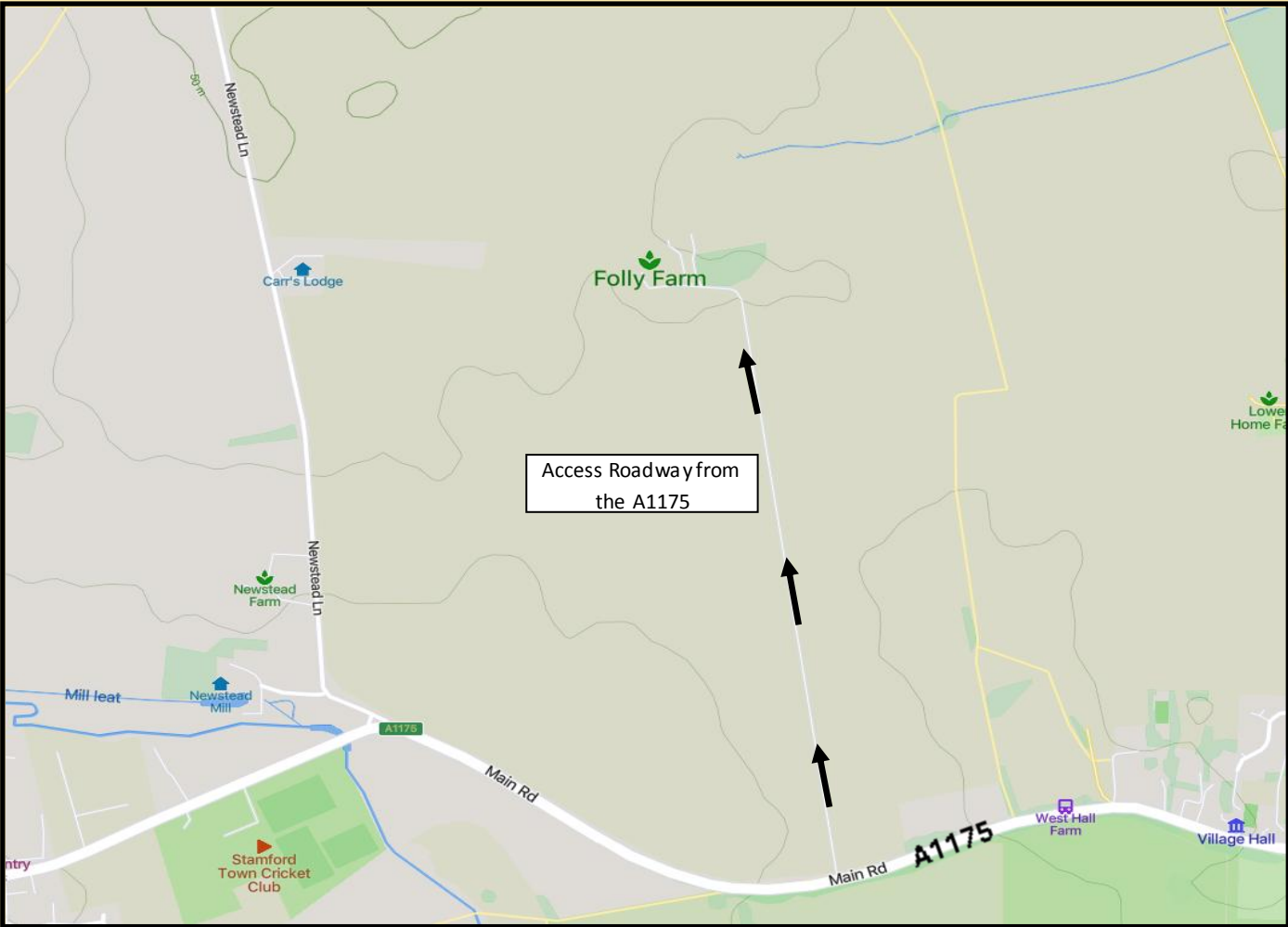
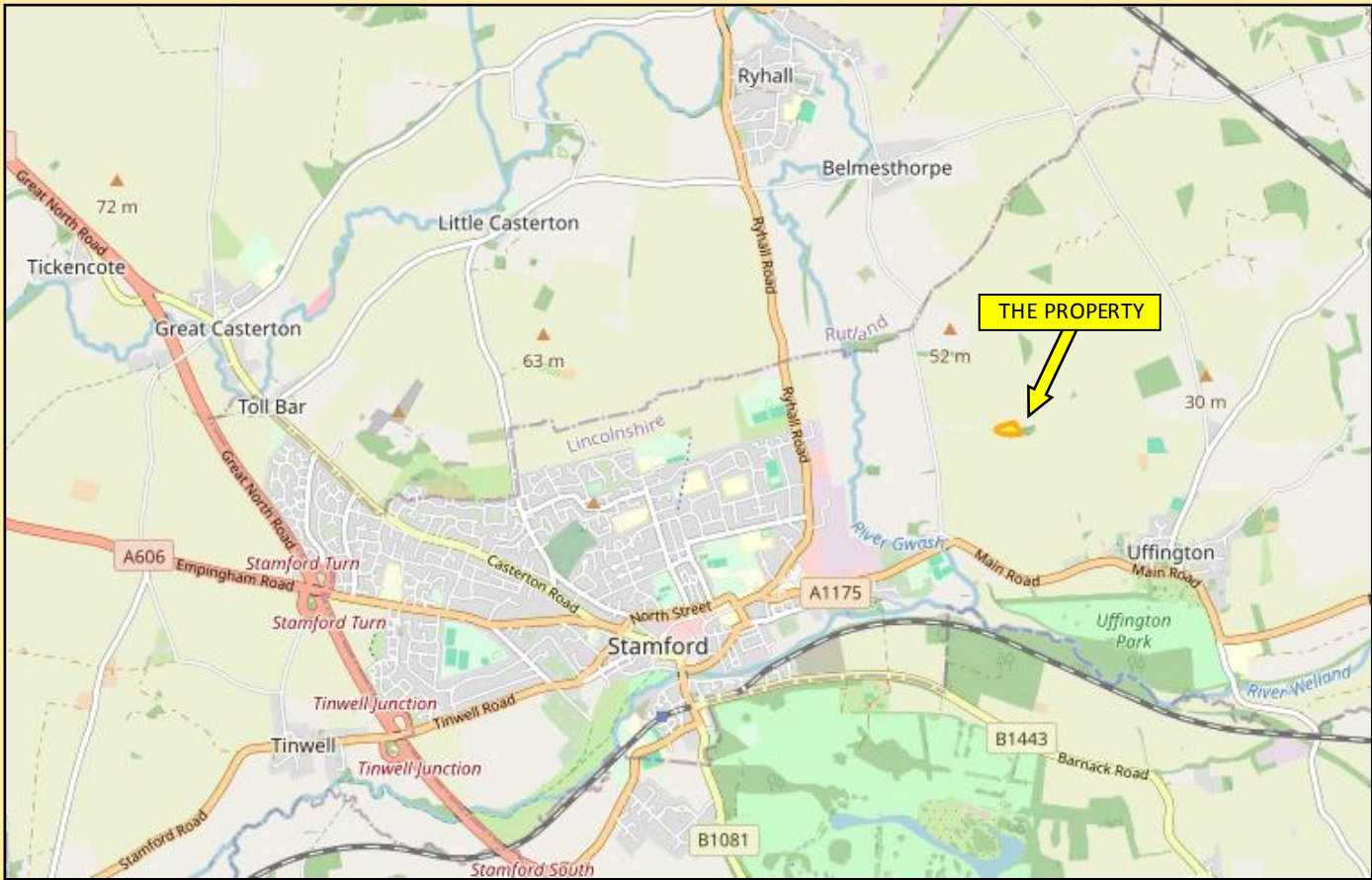


Ground Floor



First Floor

LOCATION



TENURE : Freehold

SERVICES: See notes within these Particulars

LOCAL AUTHORITIES:

South Kesteven District Council 01476 406 080

Anglian Water Services Ltd. 0800 919 155

County Highways: 01522 552 222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

JOINT AGENTS

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