

VILLAGE & COUNTRY

CHARTERED SURVEYORS

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LAND & ESTATE AGENTS



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OLD MANOR BARN, CHARITY STREET, CARLTON SCROOP. NG32 3AT



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OLD MANOR BARN, CHARITY STREET, CARLTON SCROOP

This is a substantial single storey stone barn upon which planning consent was received on the 18th September 2014 for conversion into a two storey dwelling offering in the region of a potential 2,500 sqft of GIFA (sts) with detached double garage with a room above.

The property stands just to one side of The Old Manor, in a very appealing location on the southern country fringe of the popular small village of Carlton Scoop, with good sized grounds extending to in the region of 0.4 of an acre (sts). The barn has an attractive open outlook to the south across adjoining pasture land down to Honington Beck and beyond to Sudbrook Moor Golf Course.

See Aerial Video at <http://vimeo.com/131579647>



LOCATION

Carlton Scroop is a small but attractive and popular village, very pleasantly located in rolling Lincolnshire countryside. The village stands within easy driving distance of market towns of Grantham (6 miles), Sleaford (8 miles) and Newark (15 miles), which all offer a very extensive range of shopping and social facilities, as well as excellent primary and secondary school education, both public and private. For commuters the A1 is but 7 miles away and both Grantham and Newark benefit from having high speed rail links to London Kings Cross.

THE BARN AND PROPOSED DEVELOPMENT

The planning consent proposes the following range of family accommodation for the conversion; Ground Floor: Large feature Hallway, Cloakroom, a large Lounge, a very substantial Living Dining Kitchen and an adjoining well-proportioned Laundry/Boot Room; First Floor: feature Gallery Landing, Master Bedroom with En-suite Shower Room, Family Bathroom and two further Bedrooms of excellent proportions.

Directly to the rear of the barn there is large paved patio terrace with an outdoor swimming pool. Adjoining this is pasture land for livestock in which posts have been erected by the seller to provide an 'informal visual guide only' to the positioning of the boundaries. The purchasers will be responsible for the erection of fencing to the satisfaction of any local planning authority specification on the final agreed surveyed boundaries.

PLANNING DETAILS

Important Notice: The agents strongly advise all prospective purchasers to inspect and download as required all the planning documentation relating to the planning consent for the local planning authority's website and make direct inquiries of the planning officer concerned for any further information required.

Planning Authority: South Kesteven District Council - www.southkesteven.gov.uk, Tel: 01476 406080.

Planning Application No: S14/1135

Online Planning Documentation available:

www.southkesteven.gov.uk/index.aspx?articleid=2230&ApplicationNumber=S14/1135

Planning Consent
Structural Engineers Report

Additional protected species information
Amended proposed elevation plan
Amended proposed floor and elevation plan
Amended proposed ground and first floor plan
Ecology and protected species survey
Existing and site location plan
Proposed garage plan

SERVICES

On completion it will be the responsibility of the purchaser to arrange at their own cost, with appropriate contractors/service providers, to sever any existing services running to the barn from the sellers neighbouring property and make their own arrangements for new and separate water and electricity supplies. The purchasers must submit to the local planning authority for their approval, a scheme for the provision of surface and foul water drainage.

"The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters."

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888; Fax: 01522 589988;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

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DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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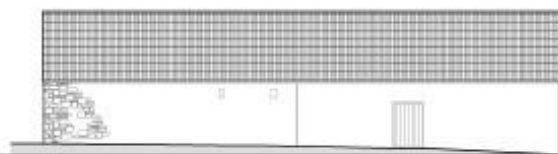
EXISTING GROUND FLOOR PLAN
1:500



SITE LOCATION PLAN
1:5000



0 50 100



EXISTING NORTH EAST ELEVATION
1:500



EXISTING SOUTH WEST ELEVATION
1:500



EXISTING SOUTH EAST ELEVATION
1:500

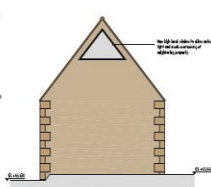


EXISTING NORTH WEST ELEVATION
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514/1135
SCOTTISH/1/1001/1002
SCOTTISH/1/1001/1002
RECEIVED
08 - 07 - 2014



PROPOSED NORTH EAST ELEVATION
1:500



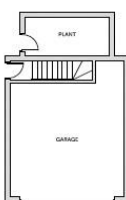
PROPOSED SOUTH EAST ELEVATION
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PROPOSED SOUTH WEST ELEVATION
1:500



PROPOSED SOUTH EAST ELEVATION
1:500



PROPOSED GROUND FLOOR
1:500



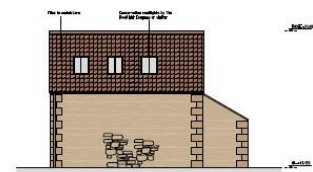
PROPOSED NORTH WEST ELEVATION
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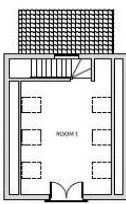
PROPOSED SOUTH WEST ELEVATION
1:500



PROPOSED NORTH EAST ELEVATION
1:500



PROPOSED NORTH WEST ELEVATION
1:500



PROPOSED FIRST FLOOR
1:500

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