Two Rural Barn Conversions
For Sale

Plot 1

Plot 2

A RARE DEVELOPMENT OPPORTUNITY FOR TWO BARN CONVERSIONS
Green Lane, Goadby Marwood
LE14 4NN
Two Courtyard Development Opportunities—As a whole or in two lots
White Lodge Barns, Green Lane, Goadby Marwood, Melton Mowbray, LE14 4NN

A fantastic opportunity to create two characterful and private residential developments both having the benefit of secluded courtyard gardens. Additional land is available by separate negotiation

- Permitted Development Rights have been granted for the conversion of two existing Ironstone barns into 4 bedroom dwellings. One unit including a one bedroom annexe or home office
- Situated in a picturesque rural setting situated within close proximity of the sought after village of Goadby Marwood, one of Leicestershire’s most beautiful villages, situated a few miles from The Vale of Belvoir
- Approximately 7 miles from Melton Mowbray situated in rolling countryside
- Superb access to arterial roads and Melton Mowbray mainline train station
- For sale by private treaty as a whole or in two lots

Guide :Offers In Excess of: - £150,000 each

Sole Agents:
Masons Chartered Surveyors
Cornmarket, Louth,
Lincolnshire
LN11 9QD
t. 01507 350500

www.masons-surveyors.co.uk
Situation and directions
The property is situated 2 miles from the sought after village of Goadby Marwood and only 4 miles from the local amenities of Waltham on the Wolds and 7 miles from the “Rural Capital of Food”, Melton Mowbray. The location offers convenient access to Grantham, Oakham and Leicester (via the A46).

Leave Melton Mowbray via the A607 north towards Grantham. Continue for approximately 4 miles and enter the village of Waltham-on-the-Wolds. At the crossroads opposite the church in the centre of the village, turn left along Eastwell Road at the junction with the Royal Horseshoes Pub. After the leaving the village and after approximately one mile the property will be visible on your right hand side. A ‘For Sale Board’ will be erected at the property to assist.

The Property
The attractive barns, constructed predominantly of local Ironstone under a pantile roof, provide an opportunity to create four bedroom family homes which are part of a working farm dating back in parts to the sixteenth century. Parts of the site have become unsuitable for the requirements of modern day farming and the traditional buildings are now surplus to requirements. The portal framed buildings shown inside the red lines are to be demolished and remediated by the vendor within 6 months of completion.

The property to be conveyed are shown edged red on the plan. For the sake of clarity the balance of White Lodge Farmhouse, land and the attached cottages are to be retained by the vendor. Additional buildings and land are available by separate negotiation.

The yard paddocks and arable land surrounding the property are offered for sale by separate negotiation and create an unrivalled setting giving views across open countryside.

Planning Consent Obtained
Approval for conversion of the two traditional agricultural buildings into separate dwellings was confirmed by Melton Borough Council on 12th March 2017 under application 17/00013/GDOCU.

Full details are available from the Melton Borough Council website: http://publicaccess.melton.gov.uk/online-applications. Electronic copies of the various documents are also available from the selling agent.
The Opportunity
Lot 1 (edged red) currently comprises four bedrooms (2 ensuite), a family bathroom and spacious kitchen/diner/living room. It extends to approximately 2,205 sq ft and benefits from a one bedroom annexe which sits on the southern boundary of the courtyard garden.

Lot 2 (edged red) also comprises four bedrooms, (2 ensuite), family bathroom and spacious kitchen/diner/living room. This unit extends to approximately 1,350 sq ft. The space in the old Granary building is in addition. NB Planning consent under Permitted Development has not been granted to convert this building, but has a range of possible uses from annexe to home office (STP)

Rights of Access
There will be rights of access granted for each development (shown in yellow on the site plan). The right of access to Plot 1 will spur off the main farm entrance off Green Lane through the existing gateway and join the boundary to plot 1 .

Plot 2 will share its driveway with the occupiers of the two cottages adjoining White Lodge Farmhouse.

Maintenance of access and grass verges
The developer is liable for all the on going maintenance of the shared surfaces during the construction phase and making good of the same upon completion of the development. Thereafter the maintenance will pass according to user of shared areas.

Boundaries
The buyer will be responsible for erecting and forever maintaining walls or fences in a vernacular style (detail to be agreed at contract stage). In addition, it will be a requirement that the purchaser(s) must install a new hawthorn hedge in conjunction with a fence or wall along the boundaries A to E and W to Z on the site plan. These will form the boundaries with the vendors retained land and should be erected within six months of completion.

The boundary D to E on the site plan is currently subject to planning amendments.

Services
Mains water and electricity are connected. The purchaser(s) will be responsible for installation of a new mains water connection within six months of completion.

Foul Drainage is to be installed within the plot boundaries at the buyers expense.

Wayleaves, Easements, Covenants, and Rights of Way
The land is sold subject to and with the benefit of all existing wayleaves, easements and Rights of Way, whether mentioned in these particulars or not.

The sellers are particularly anxious to preserve the character of the location for the benefit of all residents and will therefore impose the following restrictive covenants into the sale contract:

- Not to cause excessive noise, nuisance or disturbance to the neighbouring properties during and post building works being carried out.
- Not to carry out any development other than the approved scheme without prior approval from the sellers or their successors in title, such consent not to be unreasonably withheld or delayed.
- Not to use the buildings or land for any purpose other than residential use unless the prior written approval of the sellers or their successors in title is expressly granted.
- Not to keep any caravan or vehicle adapted or intended for use as a dwelling or sleeping accommodation or boat or trade vehicle on the property.
- To expedite the conversion works as swiftly as is reasonably practicable, keeping the sites insured, secure and a neat and tidy fashion at all times.

Tenure
The property is offered for sale as a whole or in two lots and will be sold freehold with the benefit of vacant possession upon completion.

Viewings
Strictly by prior appointment via the selling agent.

VAT
It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

Vendor’s solicitor
Mr Peter Marsh
Peter W Marsh & Co Solicitors
19 High Street
Melton Mowbray
Leicestershire
T: 01664 566471
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Important information
The particulars for these properties are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Plans/maps are not specific scale, are based on information supplied and subject to verification on sale.

Prospective purchasers are asked to satisfy themselves regarding all planning issues and understand the requirements of the provision of services to the properties before proceeding to contract stage.
Important Notice

Messrs Masons Chartered Surveyors for themselves and for vendors or lessees 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 Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;

(iv) 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.